

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: SEPTEMBER 10, 2018

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MATT SCHNEIDER, ACTING DIRECTOR OF COMMUNITY
DEVELOPMENT
BELINDA DEINES, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP17-0023 AND SITE
DEVELOPMENT PERMIT SDP17-0043 TO DEMOLISH AN EXISTING,
UNPERMITTED GARAGE STRUCTURE, ALTERATIONS TO AN
EXISTING COMMERCIAL STRUCTURE, AND JOINT USE OF PARKING
FACILITIES WITHIN THE COASTAL AND FLOODPLAIN OVERLAY (FP-
2) DISTRICTS; AND

CONDITIONAL USE PERMITS CUP17-0012, CUP17-0013, CUP17-0014,
AND CUP18-0017 TO OPERATE MAJOR AND MINOR AUTOMOTIVE
USES WITHIN THE COMMUNITY COMMERCIAL VEHICULAR (CC/V)
ZONE LOCATED AT 25802 AND 25831 VICTORIA BOULEVARD

RECOMMENDATION: That the Planning Commission adopt the attached resolution
approving Coastal Development Permit CDP17-0023, Site
Development Permit SDP17-0043, and Conditional Use
Permits CUP17-0012, CUP17-0013, CUP17-0014, CUP18-
0017

APPLICANT: Pickering Properties, Property Owner

REPRESENTATIVE: Todd Skenderian, Architect

REQUEST: Approval of a Coastal Development Permit and a Site
Development Permit to demolish an existing, unpermitted
garage structure, alterations to an existing commercial
structure, and joint use of parking facilities; and Conditional
Use Permits to operate Major and Minor Automotive Uses
within the City's Floodplain Overlay District, Coastal Overlay
District, and the Appeals Jurisdiction of the California Coastal
Commission.

LOCATION: 25802 and 25831 Victoria Boulevard
(APN: 668-341-45; 121-254-43)

NOTICE:

Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on August 24, 2017, published within a newspaper of general circulation on August 31, 2017, and posted on August 31, 2017 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL:

Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project involves demolition of accessory (appurtenant) structures including garages, and interior and exterior alterations to an existing commercial structure in a commercial zone.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC) and Local Coastal Program (LCP);
- Project compliance with the City's Floodplain Regulations;
- Project compatibility with and enhancement of the site and surrounding neighborhood; and
- Project satisfaction of all findings required pursuant to the DPZC and LCP for approval of a Coastal Development Permit (CDP), Site Development Permit (SDP), and Conditional Use Permits (CUPs).

BACKGROUND:

The applicant seeks approval to legalize conversion from a single-tenant occupancy to a multiple-tenant commercial establishment on the subject property. The subject site consists of two parcels and a portion of City public right-of-way located at the west end of Victoria Boulevard in Doheny Village. The site is bounded by the railroad tracks to the west, and a variety of existing commercial and light industrial uses to the south, east, and north (Supporting Document 2).

The property is located within the "Community Commercial/Vehicular" (CC/V) zone, and is located within the City's Floodplain Overlay District (FP-2), Coastal Overlay District (the California Coastal Zone), and the Appeals Jurisdiction of the California Coastal Commission. The Floodplain Overlay designation identifies the property as being subject to areas inundated by 100 year flood and determined to be a special flood hazard area.

In 2015, Code Enforcement staff issued Citation #50181 for failure to obtain Certificates of Occupancy for the existing, unpermitted businesses at the subject site. In 2016, an Administrative Hearing was held for the Citation, which was upheld by the Hearing Officer. In November 2016, a preliminary review was conducted to provide the applicant with an assessment of the proposed uses and site design of the project. On March 2, 2017, the applicant provided a written request for an interpretation by the Director of Community Development for specific unpermitted uses on the subject property. On April 10, 2017, the Planning Commission upheld the Director's determination that "recreational vehicle storage use" is a prohibited use within the CC/V zone and "major automotive repair use" is a prohibited use within the Transportation Corridor District (TC) zone.

The City entered into a settlement agreement with the applicant to bring the property into full compliance with all applicable regulations. In October 2017, formal application of discretionary permits was submitted and the applications were deemed incomplete by staff. The applications were resubmitted on August 15, 2018 and deemed complete on August 22, 2018.

DISCUSSION:

25802 Victoria Boulevard

25802 Victoria Boulevard is a 54,235 square-foot lot located south of Victoria Boulevard and the property is currently developed with existing structures identified as Building A and Building B.

Building A

Building A is an existing two-story, commercial structure with a total of 16,236 square feet of gross floor area. Records from the County Assessor's Office identify that the original structure was built in 1963 and a 5,040 square-foot storage steel canopy was added to the existing structure in 1972. On August 7, 1996, Coastal Development Permit CDP96-12 and Conditional Use Permit CUP96-22 were approved by the City's Planning Commission to allow retail boat sales, storage, maintenance, and repair. In December 1996, the City issued final building permits for Building A to install garage doors, partition walls, and interior electrical upgrades in compliance with the conditions of approval for CDP96-12 and CUP96-22.

While CUP96-22 allowed boat repair as an accessory use to the primary use of retail boat sales, the operation of the site has changed from single-tenant to multiple-tenant occupancy in recent years. The applicant maintains responsibility for providing day-to-day operations of the dry boat storage operation, property maintenance, rental access, execution of sub-lease and rental agreements, and other general operational requirements of the site (Supporting Document 4).

Upon review of the commercial tenants, staff determined that Conditional Use Permits are required for Major Automotive Uses currently operating on the property, which include:

- CUP17-0013: Dave's at the Beach, Building A, Suite 108
 - Vintage vehicle body work restoration (no engine repair, car mechanic services, or painting)
 - Hours of operation: 8:00 a.m. to 5:00 p.m., Monday through Saturday
 - Mezzanine floor limited to ancillary storage use only
- CUP17-0014: Orange County Outboards, Building A, Suites 201 and 202
 - Marine engine service and repair for boats only
 - Suite 202 to be used as administrative office use only
 - Hours of operation: 8:00 a.m. to 6:00 p.m., Monday through Saturday
- CUP18-0017: Ruben Gaffoglio, Building A, Suite 109
 - Vehicle restoration (no engine repair, car mechanic services, or painting)

All major automotive repair work will be conducted indoors. Trash receptacles and material storage for each business will be contained within each garage suite. No outdoor display or storage of materials is proposed (Supporting Document 5).

Modifications are also proposed to demolish and construct interior partition walls within the garage and commercial office areas in order to comply with current California Building Code exiting requirements. Any proposed improvements must be built in compliance with all applicable flood hazard reduction provisions of DPZC Section 9.31.060, including anchoring, construction materials and methods, and floodproofing. Building A is built below the Base Flood Elevation (BFE) noted on the FEMA Flood Insurance Rate Map. Therefore, Building A is considered nonconforming to current floodplain standards. Staff has calculated that the proposed improvements do not exceed ten percent of the value of the building.

Nonresidential improvements must be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water; have structural components capable of resisting hydrostatic and hydronamic loads and effects of buoyancy; and be certified by a registered professional engineer or architect that the encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

Building B

Building B is a 2,517 square-foot storage structure that was previously used as covered storage bays for lumber and other building products. In 1996, building plans associated with the boat sales and repair uses identified Building B as existing covered storage, which did not include garage doors and partition walls as part of the permit approval.

Building B had been enclosed with garage doors without permits and is currently occupied by major automotive and boat repair uses.

In 2016, the applicant submitted plans and a topographic survey that showed the rear portion of Building B encroaching 8' into the adjacent OCTA/Metrolink parcel and TC zone. The applicant sought to legalize existing, unpermitted major automotive repair uses that were operating out of Building B. However, the Director's determination that was upheld by the Planning Commission confirmed that "major automotive uses" are prohibited in the TC zone, and Conditional Use Permits could not be obtained for Building B as it exists today.

The applicant proposes to demolish Building B and has future plans to construct a new building, which will be reviewed and approved under a separate application at a later date. Building B is not identified as a historic resource, and is a nonconforming structure encroaching beyond the property line and built below the current BFE. Metrolink/Southern California Regional Rail Authority (SCRRA) has requested that the existing fence that also encroaches into the railroad right-of-way be removed and a new 6' high chain link fence be installed along the west property line.

Table 1 summarizes applicable CC/V zoning designation development standards and the project's conformance with those requirements:

Table 1: 25802 Victoria Blvd - Compliance with CC/V Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	20'	3'	No
Side Setbacks	0'	2"; 0'	Yes
Rear Setback	15'	44'-1"	Yes
Height	31'-35' 3 stories	27.69' 2 stories	Yes
Floor Area Ratio	0.5:1 (27,117 SF)	16,220 SF	Yes
Landscape Coverage	15% minimum (8,135 SF)	0.6% (325 SF)	No
Parking Required	40 spaces	29 spaces	No

25831 Victoria Boulevard

25831 Victoria Boulevard is a 59,207 square-foot lot located north of Victoria Boulevard and the property is developed with an existing structure identified as Building C.

Building C

Building C is an existing 443 square-foot commercial building. The applicant proposes to install a new accessible ramp to the entry door to meet Building Code requirements. A Conditional Use Permit is required for an upholstery shop, which is defined as a minor automotive use:

- CUP17-0012: Pacific Coast Mobile Upholstery, Building C
 - Custom fabrication and installation of canvas boat upholstery, carpets, headliners, enclosures, boat tops and storage covers
 - Hours of operation: 8:00 a.m. to 6:00 p.m., Monday through Saturday
 - Upholstery repairs may be conducted outside if boats are appropriately covered and screened as viewed from the public right-of-way at the end of Victoria Boulevard

Table 2: 25831 Victoria Blvd - Compliance with CC/V Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	20'	4'-11"	No
Side Setbacks	0'	73'-1"; 1'-8"	Yes
Rear Setback	15'	558'-4"	Yes
Height	31'-35' 3 stories	10.46' 1 story	Yes
Floor Area Ratio	0.5:1 (29,603 SF)	543 SF	Yes
Landscape Coverage	15% minimum (8,135 SF)	0.08% (47 SF)	No
Parking Required	6 spaces	17 spaces	Yes

Joint Use of Parking Facilities

Pursuant to DPZC 9.35.060(c)(3), multiple uses on multiple building sites may establish joint use parking facilities. The applicant has provided architectural plans with a detailed joint use parking plan for the entire property that includes the two building sites (25802 and 25831 Victoria Boulevard), and the portion of the City public right-of-way between the two building sites (Supporting Document 5). Sheet CS-1 provides a chart of the proposed business uses, floor areas, required parking ratios, and total required parking stalls. Sheet A-1 shows a site plan of the proposed parking facilities with new striping, driveway access, and pedestrian path of travel. The applicant proposes to remove existing parking stall striping and redesign the parking facilities to meet minimum back-up length, maintain adequate drive aisle width, and provide three (3) accessible stalls.

Based on the current tenant roll, a total of 46 parking spaces are required for all proposed business uses. The proposed parking layout will provide 29 spaces located at 25802 Victoria Boulevard, and 17 spaces at 25831 Victoria Boulevard. A striped pedestrian walkway across the City public right-of-way provides a clear path of travel for pedestrians to and from the parking facilities behind the existing gate and fencing.

A deed restriction will be required for both properties to guarantee that required parking will continue to be maintained in compliance with the applicable provisions of Chapter 9.35. This assurance must be recorded in the office of the Orange County Clerk Recorder on all properties utilizing the joint use parking facilities.

Coastal Development Permit CDP17-0023

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, demolition of a structure on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires approval of a Coastal Development Permit (CDP).

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
3. *Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*

- 7. Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 18-09-10-XX, attached to this report as Action Document 1.

Site Development Permit SDP17-0043

Pursuant to Chapter 9.31 of the DPZC, site improvements proposed within the City's Floodplain Overlay District require approval of a Site Development Permit (SDP). The subject property is located within the FP-2 district, which is applied to areas subject to 100 year flooding. Furthermore, a SDP is required to establish Joint Use of Parking Facilities on multiple building sites. DPZC Section 9.71.050 requires support for the following four findings in order to grant approval of a SDP:

- 1. Compliance of the site design with development standards of this Code.*
- 2. Suitability of the site for the proposed use and development.*
- 3. Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*
- 4. Site and structural design which are appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture.*

The recommended findings for approval of the SDP are outlined in the draft Resolution No. 18-09-10-XX, attached to this report as Action Document 1.

Conditional Use Permits CUP17-0012, CUP17-0013, CUP17-0014, CUP18-0017

Pursuant to DPZC Section 9.9.11.020(b), major and minor automotive uses require approval of a Conditional Use Permit (CUP) in accordance with the provisions of DPZC Chapter 9.65. With conditions, the Planning Commission must find that the proposed uses will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to public health, safety, or general welfare, or be materially detrimental to the property of other persons located in the vicinity of such use. In order to grant approval of the CUPs, the Planning Commission must make the following findings:

- 1. That the proposed conditional use is consistent with the General Plan.*
- 2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.*
- 3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use*

development features prescribed in this Code and required by the Commission in order to integrate the use with existing and planned uses in the vicinity.

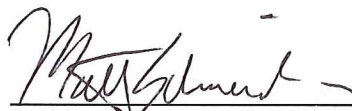
The recommended findings for approval of the CUPs are outlined in the draft Resolution No. 18-09-10-XX, attached to this report as Action Document 1.

CORRESPONDENCE: To date, no correspondence has been received regarding this project.

CONCLUSION: Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 17-0023, Site Development Permit 17-0043, and Conditional Use Permits CUP17-0012, CUP17-0013, CUP17-0014, CUP18-0017 subject to the findings and conditions of approval contained therein.



Belinda Deines, Senior Planner



Matt Schneider, Acting Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 18-09-10-xx

Supporting Documents

2. Vicinity Map
3. Aerial Photo
4. Site Photos
5. Architectural Plans

RESOLUTION NO. 18-09-10-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP17-0023, SITE DEVELOPMENT PERMIT SDP17-0043 TO DEMOLISH AN EXISTING UNPERMITTED GARAGE STRUCTURE, ALTERATIONS TO AN EXISTING COMMERCIAL STRUCTURE, AND JOINT USE OF PARKING FACILITIES WITHIN THE CITY'S FLOODPLAIN AND COASTAL OVERLAY DISTRICTS; AND CONDITIONAL USE PERMITS CUP17-0012, CUP17-0013, CUP17-0014, AND CUP18-0017 FOR MAJOR AND MINOR AUTOMOTIVE USES WITHIN THE COMMUNITY COMMERCIAL VEHICULAR ZONE LOCATED AT 25802 AND 25831 VICTORIA BOULEVARD

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Todd Skenderian, Architect, (the "Representative") has filed an application on behalf of Pickering Properties, ("Applicant"), the owners of real property commonly referred to as 25802 and 24831 Victoria Boulevard (APN 668-341-45 and 121-254-43) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit and Site Development Permit to allow demolition of an existing unpermitted garage structure, alterations to an existing commercial structure, and joint use of parking facilities at the Property; and

WHEREAS, the Representative filed verified applications for Conditional Use Permits to operate major and minor automotive uses at the Property; and

WHEREAS, said verified applications constitute requests as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the application proposes demolition of accessory (appurtenant) structures including garages, and interior and exterior alterations to an existing commercial structure in a commercial zone; and

WHEREAS, the Planning Commission did, on the 10th day of September, 2018, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP17-0023, Site Development Permit SDP17-0043, and Conditional Use Permits CUP17-0012, CUP17-0013, CUP17-0014, and CUP17-0018.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP17-0023, SDP17-0043, CUP17-0012, CUP17-0013, CUP17-0014, and CUP18-0017 subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP17-0023

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that the proposed demolition of the unpermitted accessory structure that encroaches beyond the property line brings the property into closer conformance with the development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property). The project will further General Plan Land Use Element Goal No. 7, which states that development should “achieve the revitalization of the Doheny Village area as a primary business district in the City” by improving the appearance of the area through revitalization activities.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that the project is not located between the nearest public roadway and the sea or shoreline, and the property is an already developed lot zoned for commercial use, located within an area that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that the project qualifies as Categorically**

Exempt from review under CEQA pursuant to Section 15303 (Class 3 – Existing Structures) in that the application proposes demolition of an existing accessory (appurtenant) structure.

4. That the proposed development will not encroach upon any existing physical access-way legally utilized by the public or any proposed public accessway identified in an adopted Local Coastal Program Land Use Plan, nor will it obstruct any existing public views to and along the coast from any public road or from a recreational area **in that no public access-ways exist on the subject property and so none would be adversely affected with implementation of the proposed project. Accordingly, proposed demolition of the property's existing accessory structure would not result in adverse impacts to any existing public views of or along the coast and as viewed from a public road or recreation area.**
5. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that the subject property is a developed parcel containing no environmentally sensitive habitat area (ESHA) and accordingly, the proposed project would not result in adverse impacts.**
6. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the subject site is an already developed property located within an established area of commercial and light industrial uses with little to no natural landforms present and; in that the proposed demolition of the accessory structure will be completed in conformance with applicable regulations for flood and fire, minimizing undue risks from these or other hazards.**
7. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the subject application proposes demolition of an unpermitted accessory structure within an established community of commercial and light industrial uses. The project includes installation of a new fence that conforms to the development standards of the Dana Point Zoning Code, which will result in improvements to the property in a manner that is complementary to surrounding development.**
8. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that the subject project has been reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable**

requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.

Site Development Permit SDP17-0043

1. Compliance of the site design with development standards of this Code.

The proposed interior and exterior tenant improvements meet the anchoring, construction materials, and floodproofing standards for nonresidential development within the Floodplain Overlay (FP-2) District.

The proposed joint use of parking facilities meets the minimum required parking for the proposed multi-tenant commercial establishment. The reconfiguration of parking facilities will be improved to meet current code requirements with new striping, adequate drive aisle width, minimum back-up, accessible spaces, and pedestrian access.

2. Suitability of the site for the proposed use and development.

Proposed improvements to the existing structure includes interior and exterior partition walls and new site fencing. The existing structures were constructed prior to the adoption of the Coastal Act and Floodplain Overlay District provisions as adopted in the City's Local Coastal Program, and the structures are nonconforming to current floodplain standards. However, the improvements constitute ordinary alterations and repair of walls which will not to exceed ten percent of the value of the building and new improvements will be designed to meet the current floodplain standards.

The proposed plan for joint use of parking facilities show and explain all parking facilities, uses and structures that will use the parking and the pedestrian access from the parking facilities to the uses and structures. The parking facilities are within a boundary of 300' of the uses they serve and are connected to the site with an enclosed area with a pedestrian path.

3. Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.

General Plan Public Safety Element Policy Policy 2.1 suggests reduction of risk from flood hazards by providing appropriate land use regulations for areas subject to flooding and the proposed additions and improvements to the existing buildings will comply with the

applicable provisions of the City's Floodplain Overlay District (Chapter 9.31).

General Plan Land Use Element Policy 7.6 encourages properties in Doheny Village to provide adequate and convenient parking areas through the provision of shared parking facilities. Furthermore, Urban Design Element Policy 6.7 suggests developing a parking concept that emphasizes shared parking facilities in Doheny Village. The proposed joint use of parking is in compliance with the intent to apply efficient design of parking facilities.

4. Site and structural design which are appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture.

Proposed alterations within the floodplain complement and match the existing site and structural design, which is compatible with the existing commercial development in the immediate area.

The redesign of the parking facilities will result in improved safety and access conditions such that the revised layout will ensure maintenance of adequate driveway widths throughout the boat storage areas of the site, minimum backup, and sufficient number of onsite parking spaces for all commercial tenants.

Conditional Use Permits CUP17-0012, CUP17-0013, CUP17-0014, and CUP18-0017

1. That the proposed conditional uses are consistent with the General Plan in that minor and major automotive uses are compatible with the Community Commercial/Vehicular land use category of the General Plan, supports General Plan Policy 3.3 which calls for priority to be given to projects providing coastal recreational opportunities to the public specifically as repair shops to marine and boating uses. The proposed uses also support General Plan Land Use Element Goal 7, which calls for revitalization of the Doheny Village area as a primary business district.
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures in that the proposed uses are of an intensity and nature similar to surrounding commercial and light industrial uses in terms of noise, traffic and visual impacts, and has been conditioned to minimize potential impacts.
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Code and required by the

Commission in order to integrate the use with existing and planned uses in the vicinity **in that the proposed uses will comply with all applicable standards and requirements of the Dana Point Zoning Code, and the marine and vehicular uses complement and are compatible with other automotive body repair and maintenance uses in the immediate area, specifically on the west side of Doheny Park Road.**

Conditions:

General:

1. Approval of this application permits demolition of an accessory structure, interior and exterior improvements to an existing commercial structure, joint use of parking facilities, and major and minor automotive uses for 25802 and 25831 Victoria Boulevard in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.
2. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
3. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.

6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

The Applicant, and their successors-in-interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

7. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
8. The Applicant, or Applicant's agent(s), shall be responsible for coordination with OCTA/Metrolink, water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The Applicant, or Applicant's agent(s), shall be responsible for coordinating any potential conflicts or existing easements.
9. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits.
10. The Applicant, Applicant's agent(s), or successor-in-interest, shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.

11. The entire site is located within the 100 year floodplain as shown on FEMA Flood Insurance Rate Maps and is in Zone AO. Any development on the site is subject to the provisions of Chapter 9.31 of the City's Zoning Code for property located in the FP-2 Floodplain Overlay District.
12. Prior to issuance of any Certificate of Occupancy, the property owner shall execute and record a deed restriction to include restrictions for Joint Use of Parking Facilities, which cannot be removed or changed without prior City amendment to this Site Development Permit. The deed restriction shall be recorded, free of prior liens, to bind the property owner(s) and any successors-in-interest or otherwise recorded to the satisfaction of the City Attorney and Community Development Department.
13. Prior to issuance of Certificate of Occupancy, an Exterior Lighting Plan shall be submitted for approval by the Community Development Director. The lighting plan shall show the fixture type and location of all proposed light standards. Parking lot and security light standards shall have a maximum height of 20 feet. Lighting shall be a maximum of one footcandle in intensity (average on pavement), directed away from all property lines, adjacent streets, and adjacent properties. The Exterior Lighting Plan shall show the location of existing and/or proposed trash enclosures.
14. All required parking stalls shall meet the minimum dimensions of the Dana Point Zoning Code and shall be double striped.
15. Accessible compliant parking stalls shall be provided to comply with the California Building Code (latest adopted edition) and the State of California Health and Safety Code, including blue surface logo, blue paint stripes, signage, number and location so as to provide adequate safety and optimal proximity to building entrances.
16. The total parking area shall include at least 43 standard and three accessible parking stalls. The applicant shall be required to locate all 46 required parking stalls within the gated area in the interior of the property. The parking area shall be designed in accordance with Chapter 9.35 (Access, Parking and Loading) of the Dana Point Zoning Code. The existing public parking spaces along Victoria Boulevard do not count toward the required parking for the subject site.
17. No public address system, loudspeakers or megaphones shall be used on the site, unless within a fully enclosed building or approved as an amendment to this approval.
18. Upholstery work on boats and other marine-related vehicles shall be limited to an area equivalent to one service bay and as close as possible to Building C. Upholstery repairs may be conducted outside if boats are appropriately

covered and screened as viewed from the public right-of-way at the end of Victoria Boulevard. All materials and equipment must be kept indoors, and all other work must occur within the existing workshop area.

19. All major automotive uses, including vehicle restoration and boat engine repair, shall conduct all work indoors and contained within each designated garage suite.
20. No equipment or materials shall be stored outdoors.
21. No hazardous materials shall be used, stored, or disposed of onsite without proper permits and approvals. Storage or disposal of floatable substances or materials, or of chemicals, explosives, or toxic materials is prohibited in the Floodplain Overlay District.
22. No wash-water, materials, liquids, spills, etc. shall be allowed to enter the storm drain.
23. The Property shall be cleaned daily, trash properly disposed of, and applied general housekeeping "best management practices" (BMPs) to prevent ocean pollution. BMPs shall be implemented in compliance with attached brochures "Proper Maintenance Practices for Your Business" and "Tips for the Automotive Industry" (Attachments A and B). Compliance with these requirements may be examined during future inspections of the Property.

Prior to Issuance of a Building Permit:

24. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations and structural calculations.
25. All documents prepared by a professional shall be wet-stamped and signed.
26. Plans for submittal shall include Water Quality Note #11: Marine uses are subject to the State Industrial Permit, administered by the San Diego Regional Water quality Control Board. WDID 9 30I023824 has been issued for this property. All marine-related uses and activities shall comply with said Permit and the sites Storm Water Pollution Prevention Plan (SWPPP).
27. Plans for submittal shall include a complete table with SIC codes.
28. Plans for submittal shall include a note stating: All businesses shall comply with the attached brochure "Proper Maintenance Practices for your Business," as applicable. Attachment A shall be attached onto plans.
29. Plans for submittal shall include a note stating: Auto-related businesses shall

conduct all activities in compliance with the attached brochure "Tips for the Automotive Industry." Attachment B shall be attached onto plans.

30. The applicant shall submit a drainage plan in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.
31. The applicant shall submit a demolition plan in compliance with all City of Dana Point standards for review and approval. The demolition plan shall show erosion and sediment control in place during demolition activities. The plan shall also include all fencing and permanent erosion and sediment control devices to remain after demolition. This may include barriers for vehicles.
32. The proposed improvements must be built in compliance with all applicable flood hazard reduction provisions and shall be incorporated into and referenced on the project plans. The Project's registered professional engineer or architect shall review, sign, and wet-stamp the final building plans and provide a completed "Floodplain Certification" form to the City.
33. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval. A fire sprinkler system or waiver is required from the Fire Chief.
34. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer and other impact-related fees, as applicable.

Prior to Final Approval of All Permits:

35. Public Works final approval will be required for all permits.
36. All landscaping improvements and/or structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
37. The Applicant, or Applicant's agent(s), shall cause the scheduling of a Planning Division final onsite inspection with the Community Development Department that shall include a review of compliance with any outstanding project conditions of approval.

Enclosures:

Attachment A – Proper Maintenance Practices for Your Business
Attachment B – Tips for the Automotive Industry

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 10th day of September, 2018 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Danni Murphy, Chairperson
Planning Commission

ATTEST:

Matt Schneider, Acting Director
Community Development Department

Preventing water pollution at your commercial/industrial site

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many landscape and building maintenance activities can lead to water pollution if you're not careful. Paint, chemicals, plant clippings and other materials can be blown or washed into storm drains that flow to the ocean. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never pour soap or fertilizers into the ocean, so why would you let them enter the storm drains? Follow these easy tips to help prevent water pollution.

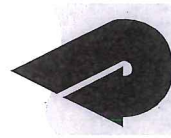
Some types of industrial facilities are required to obtain coverage under the State General Industrial Permit. For more information visit: www.swrcb.ca.gov/stormwater/industrial.html



For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL (1-877-897-7455)**
or visit
www.ocwatersheds.com

To report a spill,
call the
**Orange County 24-Hour
Water Pollution Problem
Reporting Hotline**
at **1-877-89-SPILL (1-877-897-7455)**.

For emergencies, dial 911.

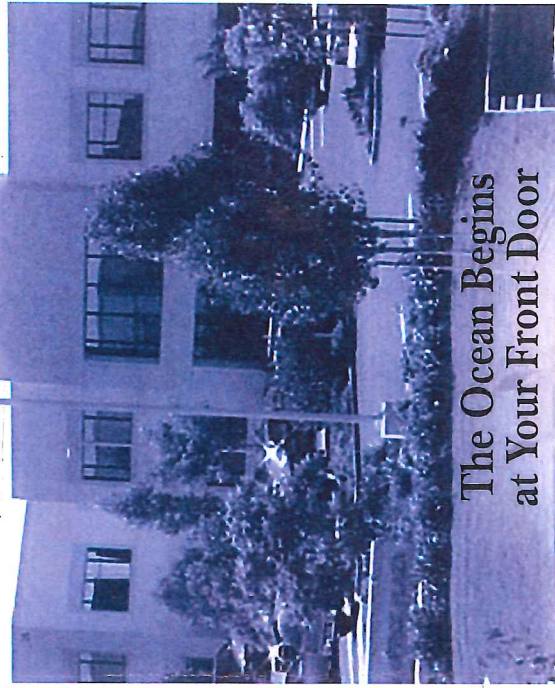


RECYCLE
USED OIL



Printed on Recycled Paper

Help Prevent Ocean Pollution: Proper Maintenance Practices for Your Business



The Ocean Begins
at Your Front Door

P R O J E C T
Pollution
P R E V E N T I O N

Proper Maintenance Practices for your Business

Landscape Maintenance

- Compost grass clippings, leaves, sticks and other vegetation, or dispose of it at a permitted landfill or in green waste containers. Do not dispose of these materials in the street, gutter or storm drain.
- Irrigate slowly and inspect the system for leaks, overspraying and runoff. Adjust automatic timers to avoid overwatering. **Runoff is prohibited!**
- Follow label directions for the use and disposal of fertilizers and pesticides.
- Do not apply pesticides or fertilizers if rain is expected within 48 hours or if wind speeds are above 5 mph.
- Do not spray pesticides within 100 feet of waterways.
- Fertilizers should be worked into the soil rather than dumped onto the surface.
- If fertilizer is spilled on the pavement or sidewalk, sweep it up immediately and place it back in the container.

Building Maintenance

- Never allow washwater, sweepings or sediment to enter the storm drain.
- Sweep up dry spills and use cat litter, towels or similar materials to absorb wet spills. Dispose of it in the trash.
- If you wash your building, sidewalk or parking lot, you **must** contain the water. Use a shop vac to collect the water and contact your city or sanitation agency for proper disposal information. Do not let water enter the street, gutter or storm drain.
- Use drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of materials in the trash.
- Use a ground cloth or oversized tub for mixing paint and cleaning tools.
- Use a damp mop or broom to clean floors.
- Cover dumpsters to keep insects, animals, rainwater and sand from entering. Keep the area around the dumpster clear of trash and debris. Do not overfill the dumpster.

- Call your trash hauler to replace leaking dumpsters.

- Do not dump any toxic substance or liquid waste on the pavement, the ground, or near a storm drain. Even materials that seem harmless such as latex paint or biodegradable cleaners can damage the environment.

NEVER DISPOSE
OF ANYTHING
IN THE STORM
DRAIN.

- Recycle paints, solvents and other materials. For more information about recycling and collection centers, visit www.oclandfills.com.
- Store materials indoors or under cover and away from storm drains.
- Use a construction and demolition recycling company to recycle lumber, paper, cardboard, metals, masonry, carpet, plastic, pipes, drywall, rocks, dirt, and green waste. For a listing of construction and demolition recycling locations in your area, visit www.ciwmmb.ca.gov/recycle.

- Properly label materials. Familiarize employees with Material Safety Data Sheets.



Engine and Parts Cleaning

- Clean parts in a self-contained unit, solvent sink, or parts washer to prevent solvents and grease from entering a sewer or storm drain.
- Allow parts to drain over a contained area, rather than allowing materials to drip or spill onto the floor. Never discharge the rinse solution into the storm drain or sanitary sewer system.
- Inspect part-washing units daily for leaks and make repairs immediately.

- Use water-based cleaning solutions instead of solvents. Recycle used solutions through a licensed hazardous waste hauler.

- Avoid using hose-off degreasers and never allow runoff to enter the street, gutter or storm drain. Instead, brush off loose debris and use damp rags to wipe down parts. Clean used rags through a rag service or dispose of them as hazardous waste.

Storage

- Materials and waste such as vehicle parts, fuels, solvents, batteries and oils should be

stored off the ground and in areas where they will not be exposed to rainwater.

- Contain cracked batteries to prevent hazardous spills.
- If possible, provide overhead coverage for all outside hazardous materials or waste storage areas. If overhead coverage is not available, cover stored materials with an impervious material prior to a rain event.
- Label waste containers and drums in accordance with all local, state and federal laws and regulations. This will also help remind employees to separate wastes and to recycle them.
- Store liquid waste (hazardous or otherwise) in covered, labeled containers.

Waste Recycling and Disposal

- When possible, recycle and reuse solvents, paints, oil filters, antifreeze, motor oil, batteries, metal scraps, water-based paints, used tires, paper, cardboard, container glass, aluminum, tin, water and lubricants. For a list of recycling locations in your area, visit www.ciwmmb.ca.gov/recycle.
- Combining different types of hazardous waste will limit your recycling options and can be dangerous. A licensed hazardous waste hauler can provide information on hazardous waste storage and disposal costs.

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common automotive activities can lead to water pollution if you are not careful. Automotive work areas must be maintained to ensure that oil, gas, antifreeze, lubricants, grease and other fluids do not enter the street, gutter or storm drain. Rain or other water could wash

For more information, please call the Orange County Stormwater Program at 1-877-89-SPILL (1-877-897-7455) or visit www.ocwatersheds.com

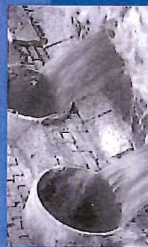
To report a spill, call the

Orange County 24-Hour Water Pollution Problem Reporting Hotline at 1-877-89-SPILL (1-877-897-7455)

For emergencies dial 911

the materials into the storm drain and eventually into our waterways and the ocean. In addition, hazardous waste must not be poured into the sanitary sewer (sinks and toilets).

You would never dump vehicle fluids into the ocean, so don't let them enter the storm drains. Follow these tips to help prevent water pollution.



The tips contained in this brochure provide useful information to help prevent water pollution while performing automotive work. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.



Printed on recycled paper

Help Prevent Ocean Pollution:

Tips for the Automotive Industry

The Ocean Begins
at Your Front Door

P R O J E C T
Pollution
P R E V E N T I O N

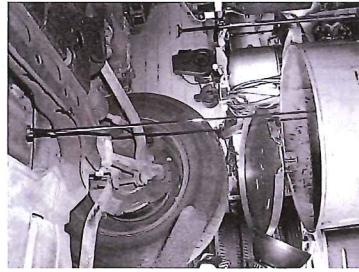
Tips for the Automotive Industry

Local, state and federal laws prohibit businesses from allowing anything but rain to enter the storm drains. To help the automotive industry comply with requirements for reducing pollution and protecting water quality, this brochure describes the Best Management Practices (BMPs) and pollution prevention tips you and your employees should follow. Your compliance with these requirements will be examined during future inspections. Failure to comply may result in criminal prosecution or monetary fines. Please review this information and incorporate these practices into your daily activities.

Work Site

- Locate the storm drains on or near your property. Do not allow materials to flow into these drains.
- Examine your business for sources of pollution.
- Perform automotive projects under cover and in a controlled area.
- Identify specific activities with the potential to cause spills or release pollutants such as oil, grease, fuel, etc. Post signs and train employees on how to prevent and clean up spills during these activities.

- Sweep or vacuum the shop floor daily.
- Use a damp mop to clean work areas. Never hose down surfaces into the street, gutter or storm drain.
- Pour mop water into a sink, toilet or landscaped area. Never dispose of water in a parking lot, street, gutter or storm drain.
- Use non-toxic cleaning products whenever possible.



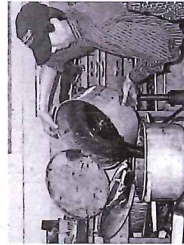
Preventing Leaks and Spills

- Train employees on how to properly clean up spills and waste.
- Document employee training.
- Keep a spill kit with absorbent materials in the work area.
- Empty drip pans into a labeled, sealed container before they are full.
- Check equipment, wipe up spills and repair leaks on a daily basis.

- Place large pans under wrecked cars until all fluids are drained.
- Promptly dispose of collected fluids into a hazardous waste drum.
- To learn more, visit: www.ocwatersheds.com/stormwater/documents_bmp-existing_development.asp#ind

Cleaning Spills

- Clean up spills immediately by using absorbents such as rags, cat litter or sand. If the material spilled is hazardous, dispose of the rag, litter or sand in the same manner as hazardous waste. If the material spilled is non-hazardous, dispose of it in the trash.
- Immediately report spills that have entered the street, gutter or storm drain to the County's 24-Hour Water Pollution Problem Reporting Hotline at (714) 567-6363 or visit www.ocwatersheds.com to fill out an incident report.
- Report emergencies to 911.



Fueling Areas

- Operate fueling areas so that spills can be contained and runoff cannot carry spills into the street, gutter or storm drain.
- Service drain filters beneath the fueling canopy and replace absorbents annually.
- Post signs instructing customers not to overfill or top-off gas tanks.



Vehicle Fluid Management

- Vehicle fluids are hazardous waste and must be stored and disposed of in accordance with all local, state and federal laws.
- Designate an area to drain vehicle fluids away from storm drains and sanitary drains.
- When possible, drain vehicle fluids indoors or within covered areas, and only over floors that are constructed of a non-porous material such as concrete. Asphalt and dirt floors absorb spilled or leaked fluids, making the cleanup extremely difficult.

Body Repair and Painting

- Clean work areas using dry methods. Use a shop vacuum or broom to sweep up dust, metal and debris. Consider investing in a sander with an attached vacuum system to capture dust at the source.

- Do not vacuum flammable liquids. Allow wet debris to dry overnight on the shop floor and sweep or vacuum it the next day. Liquid must not be discharged into the storm drain system.

- Paint only in approved, enclosed areas equipped with vacuum hoods and filters.

- Minimize paint and thinner waste by carefully calculating needs based on surface area and by using the proper sprayer cup size.



Vehicle and Equipment Cleaning

- Wash vehicles and equipment in designated areas. Never discharge wastewater into the street, gutter or storm drain.
- Contact your local sewer agency for information on discharging to the sanitary sewer. Oil/water separators and wastewater recycling systems may have special discharge requirements.
- Use a spray nozzle or rinse bucket to conserve water and minimize wastewater.
- Consider the use of a wastewater recycling system to minimize wastewater from washing cars.
- Use a commercial car wash facility whenever possible.

Pickering Properties
25802 and 25831 Victoria Blvd
Photo Inventory

RECEIVED
OCT 16 2017
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Site Photos

25802 and 25831 Victoria Blvd



Front Facade



Front Facade



Bldg C: South Facade



Bldg C: North Facade



Bldg C: Northwest Facade



Bldg C: West Facade



Front Facade



Front Facade



Building 'B' proposed for removal: Southwesterly view



Building 'B' proposed for removal: Southerly view



Building 'B' proposed for removal: Northerly view



Building 'B' proposed for removal: Northwesterly view



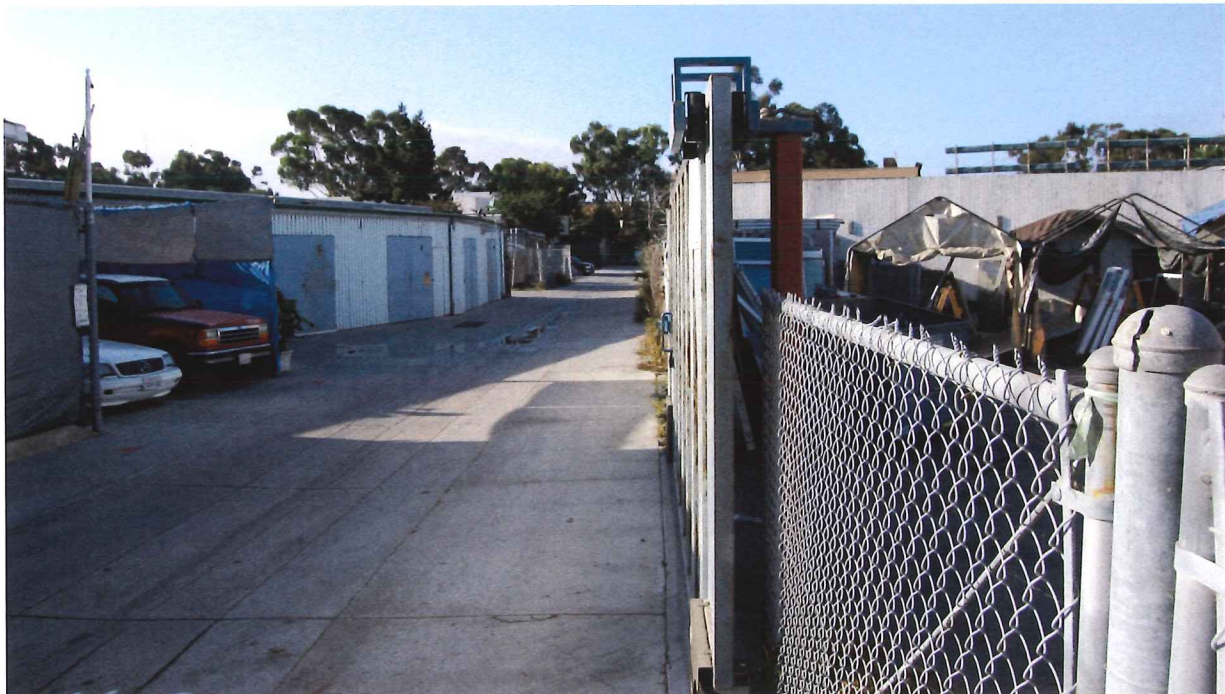
North rear yard: Easterly view



North rear yard: Westerly view



Easterly side yard: North view from Domingo Ave



Easterly side yard: South view from Domingo Ave.



Easterly side yard: South view



Northerly view of drive aisle



Building 'A': Southerly view from Victoria Blvd



Building 'A': Easterly side yard view from Victoria Blvd



Building 'C': Northerly view from Victoria Blvd



R.O.W. view between 25802 and 25831 Victoria Blvd



Westerly side yard: North view



Westerly side yard: North view



Westerly side yard: South view



Westerly side yard: South view

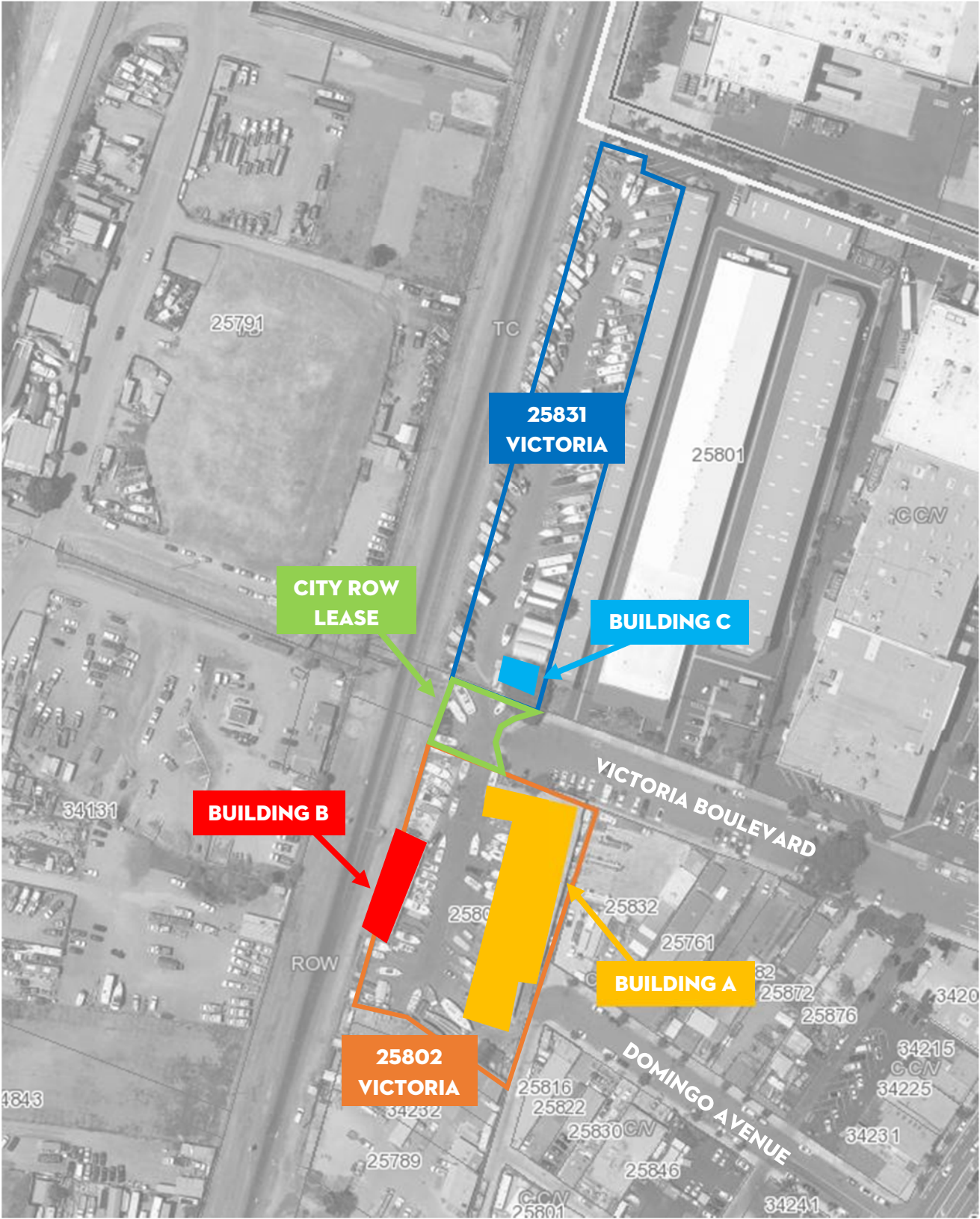


Westerly side yard: South view

VICINITY MAP: 25802 AND 25831 VICTORIA BOULEVARD



AERIAL PHOTO: 25802 AND 25831 VICTORIA BLVD



USE ANALYSIS

25802 VICTORIA BLVD: BUILDING A & BOAT STORAGE										
Business Name	Suite Number(s)	Floor	Use	Discretionary Permit Type	Notes	SIC Code	Occupancy	Area (SF)	Ratio	Parking Req
Dana Point Marine & Storage	Suite No. 100	1	Administrative Office Use (Property Management)	Permitted Use	Temp C-of-O issued	8741	B	586.88	1/300	1.96
Orange County Outboards	Suite No. 102	1	Professional Office Use	Permitted Use		8741	B	113.49	1/300	0.38
B Drafting	Suite No. 103	1	Professional Office Use (Drafting Service)	Permitted Use		8712	B	546.02	1/300	1.82
Vacant	Suite No. 104	1	Vacant			Vacant	B	310.13	1/300	1.03
Muleke Surboards	Suite No. 105	1	1. Marine Use (Surfboard Sales) 2. Business Service Use (Security Software Sales)	Permitted Use		8741	B	145.13	1/300	0.48
Vacant	Suite No. 106	1	Business Service Use, Administrative Office Use, Professional Office			Vacant	B	1,047.03	1/300	3.49
Vacant	Suite No. 107	2	Business Service Use, Administrative Office Use, Professional Office			Vacant	B	978.95	1/300	3.65
Dave's at the Beach	Suite No. 108	1 & 2	Major Automotive Use (Vehicle Restoration including Body Repair)	Conditional Use		7532	S-1	1,863.77	2 spaces + 3 stalls/Bay	5.00
Chris Stacey Productions	Suite No. 123	1	Business Service Use, Administrative Office Use, Professional Office	Permitted Use	Temp C-of-O issued	7812	B	1,403.71	1/300	4.68
Douglas Landscaping, Inc.	Suite No. 200	2	Constr & Maintenance Use (Construction)	Permitted Use	Temp C-of-O issued	8741	B	1,108.05	1/300	3.69
Orange County Outboards	Suite No. 201	1	Major Automotive (Engine Repair)	Conditional Use		3732	S-1	1,402.44	2 spaces + 3 stalls/Bay	5.00
Dana Point Marine & Storage	Suite No. 202	2	Administrative Office Use (Property Management)	Permitted Use		8741	B	464.82	1/300	1.55
Ruben Gaffoglio	Suite No. 109	1	Major Automotive Use (Vehicle Restoration including Body Repair)	Conditional Use		7532	S-1	1,228.81	2 spaces + 3 stalls/Bay	5.00
Total								11,197.03		37.35
Steve Wallace	Open Bay 1	1	Storage: Boat	Permitted Use			S-2	644.83	5 stalls or 1 stall/10,000 SF, whichever is greater	0.064
Steve Wallace	Open Bay 2	1	Storage: Boat	Permitted Use			S-2	644.83		0.064
Tim Hinshag	Open Bay 3	1	Storage: Boat	Permitted Use			S-2	644.83		0.064
Robert Brown	Open Bay 4	1	Storage: Boat	Permitted Use			S-2	644.83		0.064
Dr. Lopez	Open Bay 5	1	Storage: Boat	Permitted Use			S-2	793.81		0.079
Josh Cua	Open Bay 6	1	Storage: Boat	Permitted Use			S-2	819.26		0.082
Josh Cua	Open Bay 7	1	Storage: Boat	Permitted Use			S-2	846.39		0.085
Total								5,038.78		0.50
25802 VICTORIA BLVD: BUILDING B										
Suites No. 119 - 121		1	Major Automotive (Engine Repair)		Structure proposed for removal		S-1			
25802 VICTORIA BLVD: BOAT STORAGE										
Individual Boat Storage	Open parking stalls	1	Marine Use	Permitted	Boat Storage (RV component subject to removal)		S-1	18,161	5 stalls or 1 stall/10,000 SF, whichever is greater	1.82
Total										1.82
RIGHT-OF-WAY BETWEEN 25802 & 25831 VICTORIA										
Individual Boat Storage	Open parking stalls	1	Marine Use	Permitted			S-1	2,217	5 stalls or 1 stall/10,000 SF, whichever is greater	0.22
Total										0.22
25831 VICTORIA BLVD: BLDG C, BOAT STORAGE & PRIVATE PARKING										
Pacific Coast Mobile Upholstery	Bldg C	1	Minor Automotive	Conditional Use		7532	B	542.74	2 spaces	2.00
Individual Boat Storage	Open parking stalls	1	Marine Use	Permitted	Boat Storage (RV component subject to removal)		S-1	40,457	5 stalls or 1 stall/10,000 SF, whichever is greater	4.05
Total										6.05
Grand Total										45.94

CONSULTANTS / CONTACTS

OWNER:
PICKERING PROPERTIES
CONTACT: TIM PICKERING
1825 E. NORTHERN AVE.
PHOENIX, AZ 85020
TEL.: (602) 697-7827
EMAIL: tpickering@intellimed.com

SURVEYOR:
TOAL ENGINEERING
CONTACT: VIKTOR MEUM
139 AVENIDA NAVARRO
SAN CLEMENTE, CA 92672
TEL.: (949) 492-8586
FAX: (949) 498-8625
EMAIL: vmeum@toalengineering.com

ARCHITECT:
TODD SKENDERIAN ARCHITECT
CONTACT: TODD SKENDERIAN
1100 S. COAST HWY., SUITE 316
LAGUNA BEACH, CA 92651
TEL.: (949) 715-5461
FAX: (949) 715-5986
EMAIL: todd@tsarchitectslb.com

DRAINAGE:
ASSOCIATES ENVIRONMENTAL
CONTACT: JENNIFER FIEBER
16822 BOLSA CHICA STREET, SUITE 202
HUNTINGTON BEACH, CA 92649
TEL.: (714) 916-4996
EMAIL: jfieber@associatesenviromental.com

ELECTRICAL:
OMB ELECTRICAL ENGINEERS, INC.
CONTACT: DAVID DOYLE
8825 RESEARCH DR
IRVINE, CA 92618
TEL.: (949) 753-1553
FAX: (949) 753-1992
EMAIL: david@ombengrs.com

MECHANICAL/PLUMBING:
BUILDING MECHANICAL SYSTEMS
CONTACT: IMAN TOHIDIAN
410 GODDARD
IRVINE, CA 92618
TEL.: (949) 453-1999
FAX: (949) 453-1929
EMAIL: iman@buildingmechanical.com

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GN-2 ADA NOTES & DETAILS
TP-03 OVERALL SURVEY
TP-04.1 ENLARGED SURVEY
TP-04.2 ENLARGED SURVEY

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A-2 SITE PLAN
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A-5 RECORD ROOF PLAN
A-6 RECORD ELEVATIONS
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E1.3 PANEL SCHEDULES
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E3.3 BUILDING A - COVERED STORAGE #2
NEW LIGHTING PLAN
E3.4 BUILDING A - FIRST FLOOR
NEW POWER PLAN
E3.5 BUILDING A - FIRST FLOOR
NEW LIGHTING PLAN
E3.6 BUILDING A - SECOND FLOOR
NEW POWER PLAN
E3.7 BUILDING A - SECOND FLOOR
NEW LIGHTING PLAN

STRUCTURAL
SN-1 STRUCTURAL NOTES
S-1 FRAMING PLAN
SD-1 STRUCTURAL DETAILS

PROVIDED PARKING

(PER SEPARATE APPLICATION)

25802 VICTORIA:

ADA STALLS 2
STANDARD STALLS 27
TOTAL 29

25831 VICTORIA:

ADA STALLS 1
STANDARD STALLS 16
TOTAL 17

TOTAL PARKING:

REQUIRED PARKING 45.94
PROVIDED PARKING 29
25802 17
25831 17
TOTAL 46

WATER QUALITY NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL DRAINAGE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.

2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

3. CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.

5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM-WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO VIOLATION OF ANY WATER QUALITY STANDARDS; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

8. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENTS, CEMENT PRODUCTS, SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES, AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPER-CHLORINATED POTABLE WATER LINE FLUSHINGS.

9. DURING CONSTRUCTION, DISPOSAL OF MATERIALS AND POTENTIAL POLLUTANTS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM-WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. TRUE DEWATERINGS OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

CODE ANALYSIS

25802 VICTORIA BLVD. DANA POINT, CA 92624

CODE ANALYSIS: BLDG A (EXISTING)

OCCUPANCY CLASSIFICATION: B
S-1/S-2 OFFICE USE
MOTOR VEHICLE REPAIR AND STORAGE

OCCUPANCY SEPARATION: 1-HOUR REQUIRED AT S-1/S-2 CONDITIONS

TYPE OF CONSTRUCTION: B:
S-1/S-2: V-B NON-SPRINKLERED
V-B NON-SPRINKLERED

MAXIMUM TRAVEL DISTANCE TO EXITS: B:
S-1/S-2: 200' (NON-SPRINKLERED BLDG)
200'

CLASSIFICATION
EXISTING MAXIMUM
B (1ST FLOOR) 4,152 SF < 9,000 SF/FLR (NO INCREASE TAKEN)
S-1 (2ND FLOOR) 2,552 SF < 9,000 SF/FLR (NO INCREASE TAKEN)
S-2 (1ST FLOOR) 4,493 SF < 9,000 SF/FLR (NO INCREASE TAKEN)
S-2 (1ST FLOOR) 5,039 SF < 9,000 SF/FLR (NO INCREASE TAKEN)

STORIES: B
S-1/S-2 2 = 2 (NO INCREASE TAKEN)
1 = 1 (NO INCREASE TAKEN)

BLDG HEIGHT: B
S-1/S-2 27' - 0" < 75' (NO INCREASE TAKEN)
27' - 0" < 75' (NO INCREASE TAKEN)

EXITS REQUIRED: USE AREA FACTOR OCCUPANTS EXITS REQ. EXITS PROV. FLOOR
B 6,704 SF 100 67 1* 1* 1ST/2ND
S-1/S-2 9,532 SF 200 48 1/SPACE 1/SPACE 1ST
TOTAL 16,236 SF 115

*ONE EXIT REQUIRED FOR B USES SHARING A COMMON PATH OF TRAVEL BASED ON TABLE 1021.2 (MAX 75' TRAVEL DISTANCE AND MAX 49 OCCUPANTS AT FIRST FLOOR AND 29 OCCUPANTS AT 2ND FLOOR).

FLOOR AREA RATIO: LANDSCAPE AREA: 5.1 OF 54,235.85 LOT AREA= 37,117.93 SF MAX ALLOWED > 16,236 SF EXISTING
15% OF 54,235.85 LOT AREA= 8,135.37 SF MIN REQUIRED > 325 SF EXISTING

PLUMBING FIXTURE COUNT. SF/LOAD FACTOR OCCUPANTS WC URINAL LAVS
B USE (COMMON AREA) 6,704 SF/200 17 PER GENDER 1 M/2 F 1M 1 M/1 F
S-1/S-2 9,532 SF/5,000 1 PER GENDER 1 M/1 F - 2 M/2 F 2 M/2 F
TOTAL REQ 16 1M/1 F - 1M/1 F
TOTAL PROVIDED

25831 VICTORIA BLVD. DANA POINT, CA 92624

CODE ANALYSIS: BLDG C (EXISTING) (UNDER SEPARATE PERMIT BLD 17-1883)

OCCUPANCY CLASSIFICATION: B/S-1 MOTOR VEHICLE REPAIR

OCCUPANCY SEPARATION: N.A.

TYPE OF CONSTRUCTION: V-B NON-SPRINKLERED

MAXIMUM TRAVEL DISTANCE TO EXITS: 200' NON-SPRINKLERED

CLASSIFICATION EXISTING MAXIMUM
AREA: 543 SF < 9,000 SF/FLR (NO INCREASE TAKEN)
STORIES: 1 < 1 (NO INCREASE TAKEN)
BLDG HEIGHT: 10' - 6" < 40' - 0" (NO INCREASE TAKEN)

EXITS REQUIRED: AREA FACTOR OCCUPANTS EXITS REQ. EXITS PROV. FLOORS
543 SF 200 3 1/SPACE 1/SPACE 1

FLOOR AREA RATIO: LANDSCAPE AREA: 5.1 OF 59,206.98 LOT AREA= 29,603.49 SF MAX ALLOWED > 543 SF EXISTING
15% OF 59,206.98 LOT AREA= 8,881.04 SF MIN REQUIRED > 47 SF EXISTING

PROJECT

PICKERING PROPERTIES

25802 VICTORIA BLVD.
DANA POINT, CA 92624

PROJECT DESCRIPTION:
INTERIOR TENANT IMPROVEMENT TO AN EXISTING MIXED USE COMMERCIAL DEVELOPMENT.
(REFER TO SEPARATE SET FOR 25831 VICTORIA BLVD IMPROVEMENTS)
(REFER TO SEPARATE APPLICATION FOR SITE IMPROVEMENTS)

PROJECT DATA

LEGAL DESCRIPTION:

25802 VICTORIA BLVD.
LEGAL TR# 574 PRYOR HOMESTEAD
TRACT POR OF TRACT AND POR
SEC 23 T 8S R8W
668-341-45

A. P.

CLASSIFICATIONS:

ZONE CCV
TYPE OF CONST. V-B
OCCUPANCY B/S/U
FLOOD ZONE AO

25831 VICTORIA BLVD.

LEGAL P BK 346, PG 46 PAR 1, PM 346-46
PAR 1 AND POR 0

A. P. 121-254-43

APPLICABLE CODES:

2016 C.B.C. 2016 C.P.C.
2016 C.R.C. 2016 C.F.C.
2016 C.G.B.S.C. 2016 B.E.E.S.
2016 C.M.C. 2016 C.E.B.C.
2016 C.E.C.

APPROVALS:

CITY OF DANA POINT MUNICIPAL CODE

VICINITY MAP

COVER SHEET

PICKERING PROPERTIES

25802 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN BC
CHECKED TS
DATE 8-13-18
SCALE
JOB NO. 2816
SHEET

CS-1

COVER SHEET

TODD SKENDERIAN ARCHITECT
1100 S. COAST HWY., #316 LAGUNA BEACH, CA 92651
OFFICE (949) 715-5461
FAX (949) 715-5986
SUBMITTAL SET: BLDG DEPT SUB 2.0

PROJECT DATA

DESCRIPTION EXISTING PROPOSED TOTAL REMODEL

FLOOR AREA:
BUILDING A 1ST FLOOR 8,024.15 SF 0 SF 8,024.15 SF
BUILDING A 2ND FLOOR 3,172.88 SF 0 SF 3,172.88 SF
GARAGE 5,038.78 SF 0 SF 5,038.78 SF
TOTAL 16,235.81 SF 0 SF 16,235.81 SF

ELEVATED DECK / TERRACE
MECHANICAL 202.42 SF 0 SF 202.42 SF

IMPERVIOUS SURFACES

LOT AREA & OF LOT AREA

EXISTING PROPOSED EXISTING PROPOSED
STRUCTURE NO CHANGE
HARDSCAPE (W/ DRIVEWAY) NO CHANGE
TOTAL NO CHANGE

DEMOLITION (LINEAR FT.)

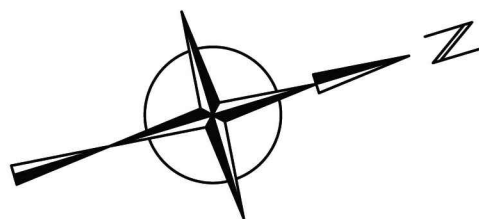
EXISTING REMOVED REMAINING DEMO TOTAL %

EXTERIOR WALLS
INTERIOR WALLS
TOTAL WALLS NO CHANGE

OF 1 SHEETS

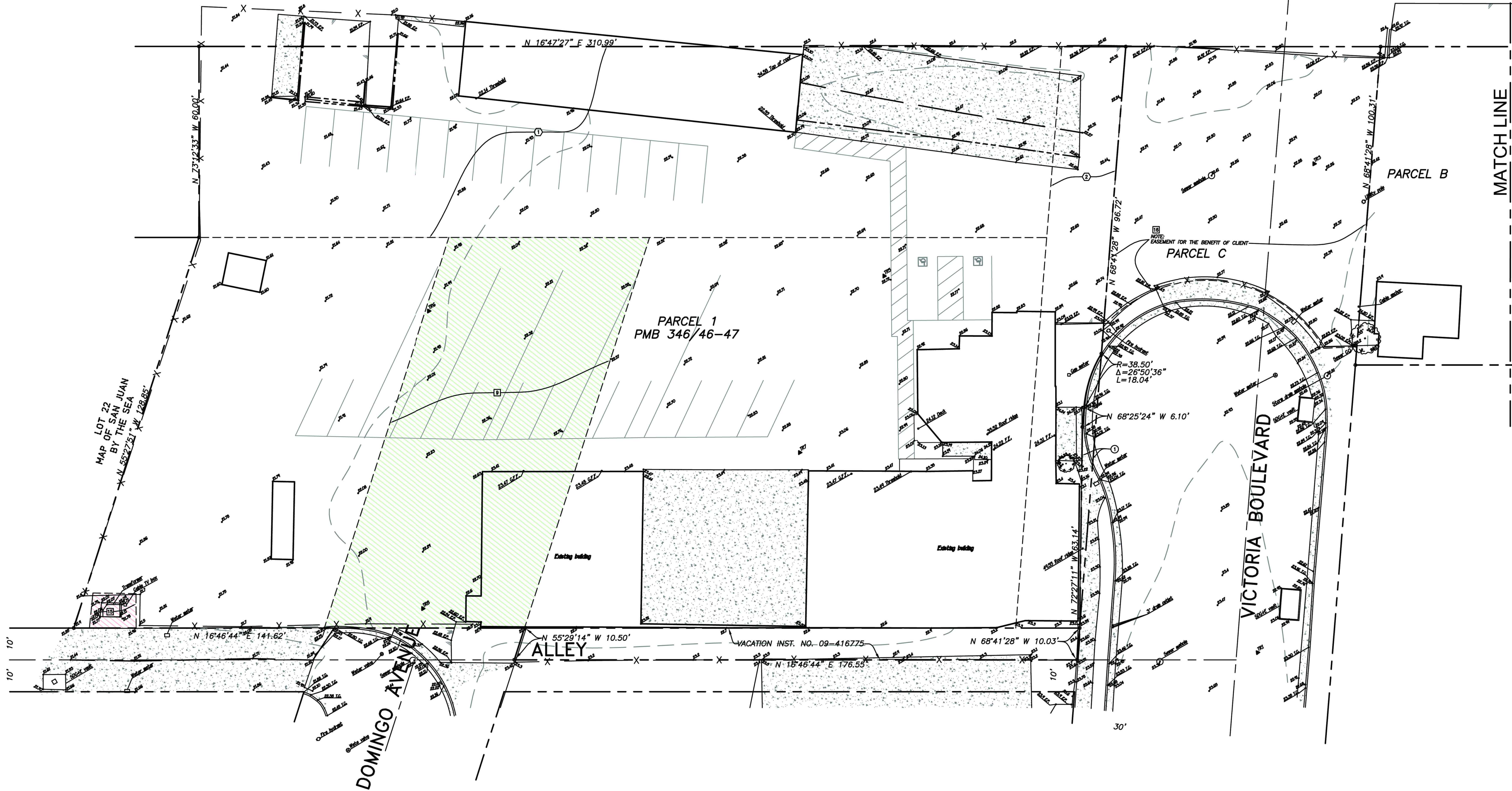
LEGEND

- GRADE BREAK LINE
5 ----- INDEX CONTOUR LINE
----- INTERMEDIATE CONTOUR LINE
----- ESTIMATED PROPERTY LINE
X-X FENCE
MSE WALL
CONCRETE SURFACE
MASONRY WALL
WOOD WALL
ROCK WALL
F.F. FINISHED FLOOR
F.S. FINISHED SURFACE
T.G. TOP OF GRATE
INV INVERT OF PIPE
T.C. TOP OF CURB
E.P. EDGE OF PAVEMENT
T.W. TOP OF WALL
FOUND MONUMENT
SURVEY CONTROL POINT



SCALE: 1"=20'

CL OF AT&SF RAILROAD COMPANY ROW



BENCHMARK NOTE:
OCSBM 38-49-68
ELEV=24.071
NAVD88 DATUM, 1989 ADJ.

EASEMENT NOTE:
A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 85023-997-OC1-DB1, DATED SEPTEMBER 29, 2017 AND AMENDED OCTOBER 9, 2017 HAS BEEN PROVIDED TO TOAL ENGINEERING.

ITEM 8 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR WATER PIPELINE PURPOSES RECORDED IN BOOK 5174, PAGE 17 O.R. PORTIONS OF THE EASEMENT DO NOT FALL WITHIN THE SUBJECT PROPERTY. OTHER PORTIONS CANNOT BE LOCATED PER THE ABOVE MENTIONED INSTRUMENT. THE EASEMENT IS NOT PLOTTED HEREON.

ITEM 9 OF THE PRELIMINARY TITLE REPORT, A 60' WIDE UTILITY EASEMENT RECORDED IN BOOK 7377, PAGE 298 O.R. AS SHOWN ON A PARCEL MAP RECORDED IN BOOK 346, PAGES 46 & 47 OF PARCEL MAPS.

ITEM 10 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR RAIL LINE PURPOSES RECORDED AS INSTRUMENT NO. 83-945557 O.R. CANNOT BE PLOTTED SINCE THE RAILROAD SPUR HAS BEEN REMOVED.

ITEM 15 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR COMMUNICATION AND ELECTRIC PURPOSES RECORDED AS INSTRUMENT NO. 20000561040. O.R. THE LOCATION PLOTTED HEREON CANNOT BE PRECISELY DETERMINED AND IS TO BE CONSIDERED AN APPROXIMATION.

ITEM 16 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED AS INSTRUMENT NO. 2003001150072 O.R. ITEM 17 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR UTILITY PURPOSES RECORDED AS INSTRUMENT NO. 20070000356765 O.R. THE EASEMENT DOES NOT FALL ON THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

ITEM 18 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR UTILITY PURPOSES RECORDED AS INSTRUMENT NO. 20090000416775 O.R. THE EASEMENT DOES NOT FALL ON THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

ABANDONMENT NOTE:

- 1 A PORTION OF SANTA FE AVENUE ABANDONED BY RES. 80-644, RECORDED IN BOOK 13602, PAGE 937 O.R. AS SHOWN ON A PARCEL MAP RECORDED IN BOOK 346, PAGES 46 & 47 OF PARCEL MAPS.
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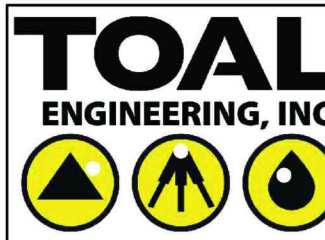
BOUNDARY NOTE:

THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.

DEDICATION NOTE:

- 1 A PORTION OF VICTORIA BOULEVARD GRANTED TO THE CITY OF DANA POINT FOR PUBLIC STREET PURPOSES RECORDED AS INSTRUMENT NO. 2003001150073 O.R.

PLANS PREPARED BY:



CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949.492.9586
www.toalengineering.com



VIKTOR P. MEUM
P.L.S. 8682
DATE:

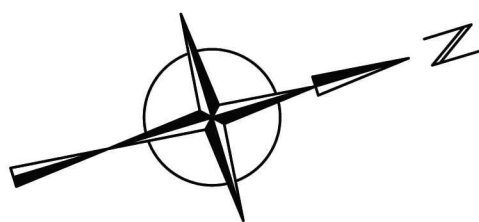
PREPARED FOR:
TIM PICKERING

REVISIONS	BY	DATE	APVD.	DATE

TOPOGRAPHIC SURVEY

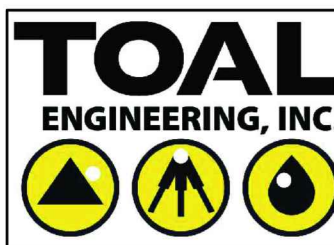
PARCEL A: PARCEL 1, PMB 346/46-47 & A PORTION OF AN ALLEY VACATED BY INST. NO. 20090000416775
PARCEL B: A STRIP OF LAND ADJACENT TO RAILROAD ROW
PARCEL C: AN EASEMENT OVER A PORTION OF VICTORIA BOULEVARD, INST. NO. 2003-1150072
25802 VICTORIA BOULEVARD, DANA POINT, CA

DATE: 10-24-16	H. SCALE: 1"=20'
SURVEY DATE: 9-28-16	V. SCALE: -
DRN.: MSF	DWG. NO.: -
CHD.: -	TP-04
APPD.: VM	
JOB NO. 16152	SHEET 1 OF 2



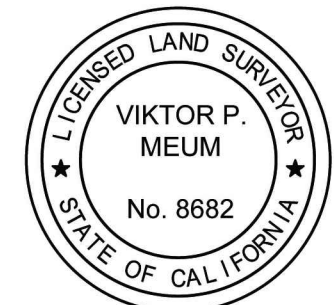
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[illegible]

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APPD.: VM			
JOB NO. 16152	SHEET 2	OF 2	

10/13/2017 2:02:32 PM N:\161xx\16152\Drawings\Survey\Topo\16152-tp-04 20 scale 24x36.dwg



LEGEND

	GRADE BREAK LINE
5	INDEX CONTOUR LINE
	INTERMEDIATE CONTOUR LINE
	ESTIMATED PROPERTY LINE
	FENCE
	MSE WALL
	CONCRETE SURFACE
	MASONRY WALL
	WOOD WALL
	ROCK WALL
F.F.	FINISHED FLOOR
F.S.	FINISHED SURFACE
T.G.	TOP OF GRATE
INV	INVERT OF PIPE
T.C.	TOP OF CURB
E.P.	EDGE OF PAVEMENT
T.W.	TOP OF WALL
	FOUND MONUMENT
	SURVEY CONTROL POINT

BENCHMARK NOTE:
OCSBM 3B-49-68
ELEV=24.071
NAVD88 DATUM, 1989 ADJ

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RECORDED IN BOOK 7377, PAGE 298 O.R. AS SHOWN ON A PARCEL MAP
RECORDED IN BOOK 346, PAGES 46 & 47 OF PARCEL MAPS.

10 ITEM 10 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR RAIL LINE
PLOTTED SINCCE THE RAILROAD SPUR HAS BEEN REMOVED.

ABANDONMENT NOTE:

1 A PORTION OF SANTA FE AVENUE ABANDONED BY RES. 80-844, RECORDED IN BOOK 13802, PAGE 937 O.R. AS SHOWN ON A PARCEL MAP RECORDED IN BOOK 346, PAGES 46 & 47 OF PARCEL MAPS.

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DEDICATION NOTE:

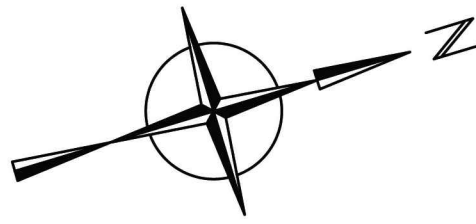
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FOR PUBLIC STREET PURPOSES RECORDED AS INSTRUMENT NO.
2003001150073 O.R.

BOUNDARY NOTE:

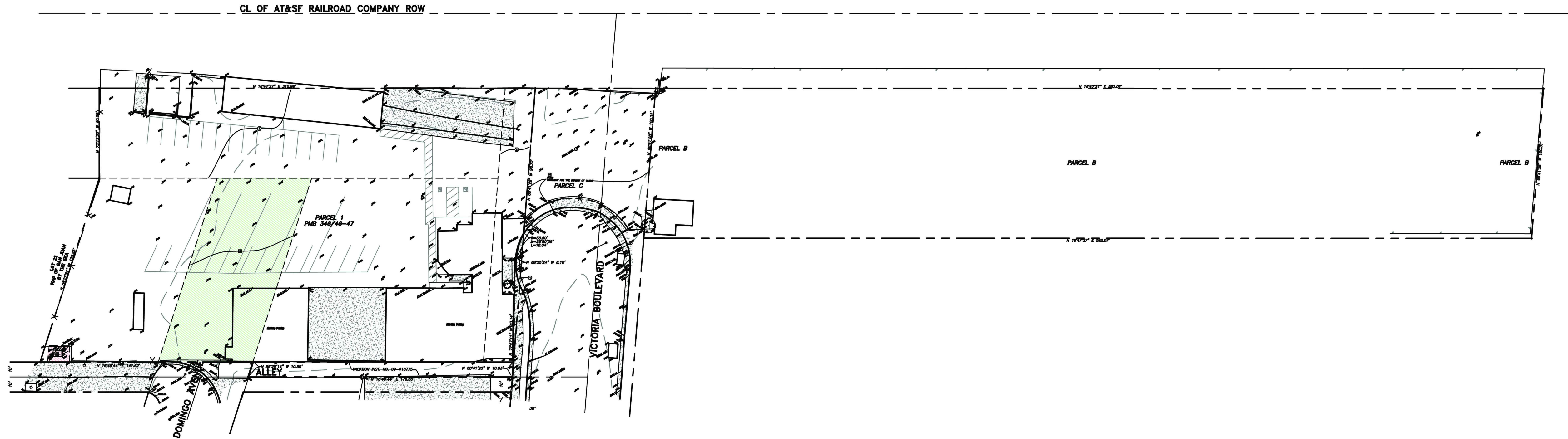
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LEGEND

- GRADE BREAK LINE
5 ----- INDEX CONTOUR LINE
----- INTERMEDIATE CONTOUR LINE
----- ESTIMATED PROPERTY LINE
-X-X- FENCE
MSE WALL
CONCRETE SURFACE
MASONRY WALL
WOOD WALL
ROCK WALL
F.F. FINISHED FLOOR
F.S. FINISHED SURFACE
T.G. TOP OF GRATE
INV INVERT OF PIPE
T.C. TOP OF CURB
E.P. EDGE OF PAVEMENT
T.W. TOP OF WALL
FOUND MONUMENT
SURVEY CONTROL POINT



SCALE: 1"=40'



BENCHMARK NOTE:
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ELEV=24.071
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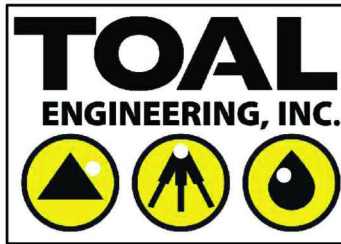
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PLANS PREPARED BY:



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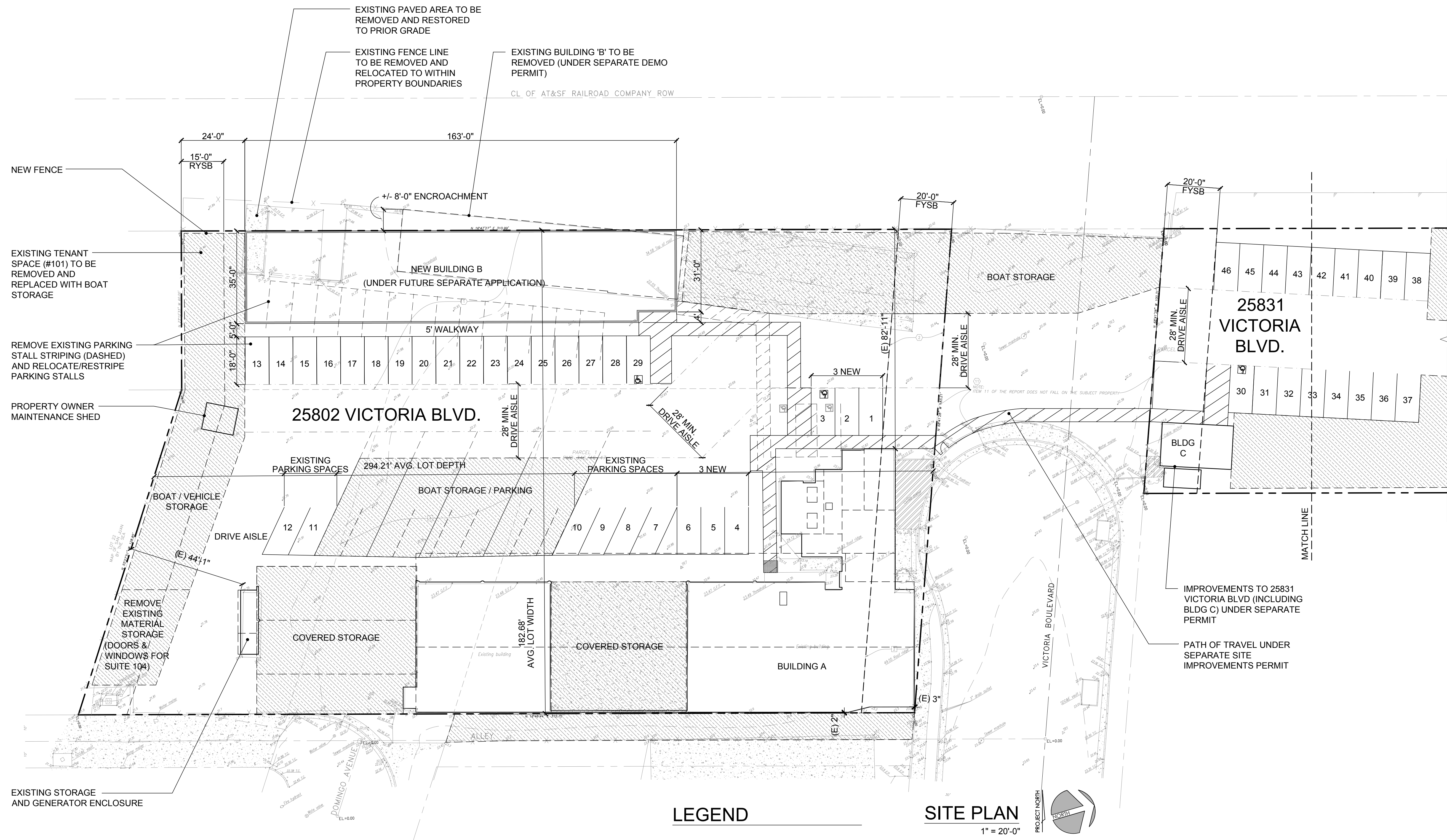
PREPARED FOR:
TIM PICKERING

REVISIONS	BY	DATE	APVD.	DATE

TOPOGRAPHIC SURVEY

PARCEL A: PARCEL 1, PMB 346/46-47 & A PORTION OF AN ALLEY VACATED BY INST. NO. 2009000416775
PARCEL B: A STRIP OF LAND ADJACENT TO RAILROAD ROW
PARCEL C: AN EASEMENT OVER A PORTION OF VICTORIA BOULEVARD, INST. NO. 2003-1150072
25802 VICTORIA BOULEVARD, DANA POINT, CA

DATE: 10-24-16	H. SCALE: 1"=40'
SURVEY DATE: 9-28-16	V. SCALE: -
DRN.: MSF	DWG. NO.: TP-03
CHD.: -	APPD.: VM
JOB NO.: 16152	SHEET 1 OF 1



REVISIONS	BY

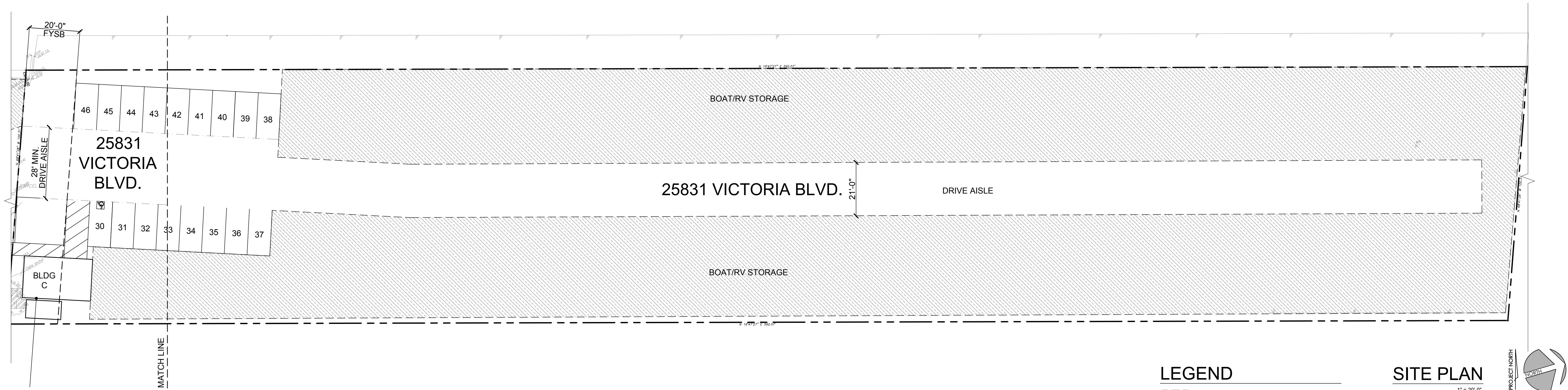
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TODD SKENDERIAN ARCHITECT
1100 S. COAST HWY., #316 LAGUNA BEACH, CA 92651
OFFICE (949) 715-5461 FAX (949) 715-5986

SITE PLAN
SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25802 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN	BC
CHECKED	TS
DATE	8-13-18
SCALE	
JOB NO.	2816
SHEET	

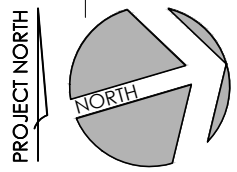


LEGEND

RV, BOAT AND MATERIAL STORAGE
WHERE NOTED ON PLAN
NOTE: EXISTING RV PARKING USE
TO BE REMOVED ON OR BEFORE
DEC 1, 2018

SITE PLAN

1" = 20'-0"



NOTE: PROPOSED SITE IMPROVEMENTS
SHOW HEREIN UNDER SEPARATE
PERMIT

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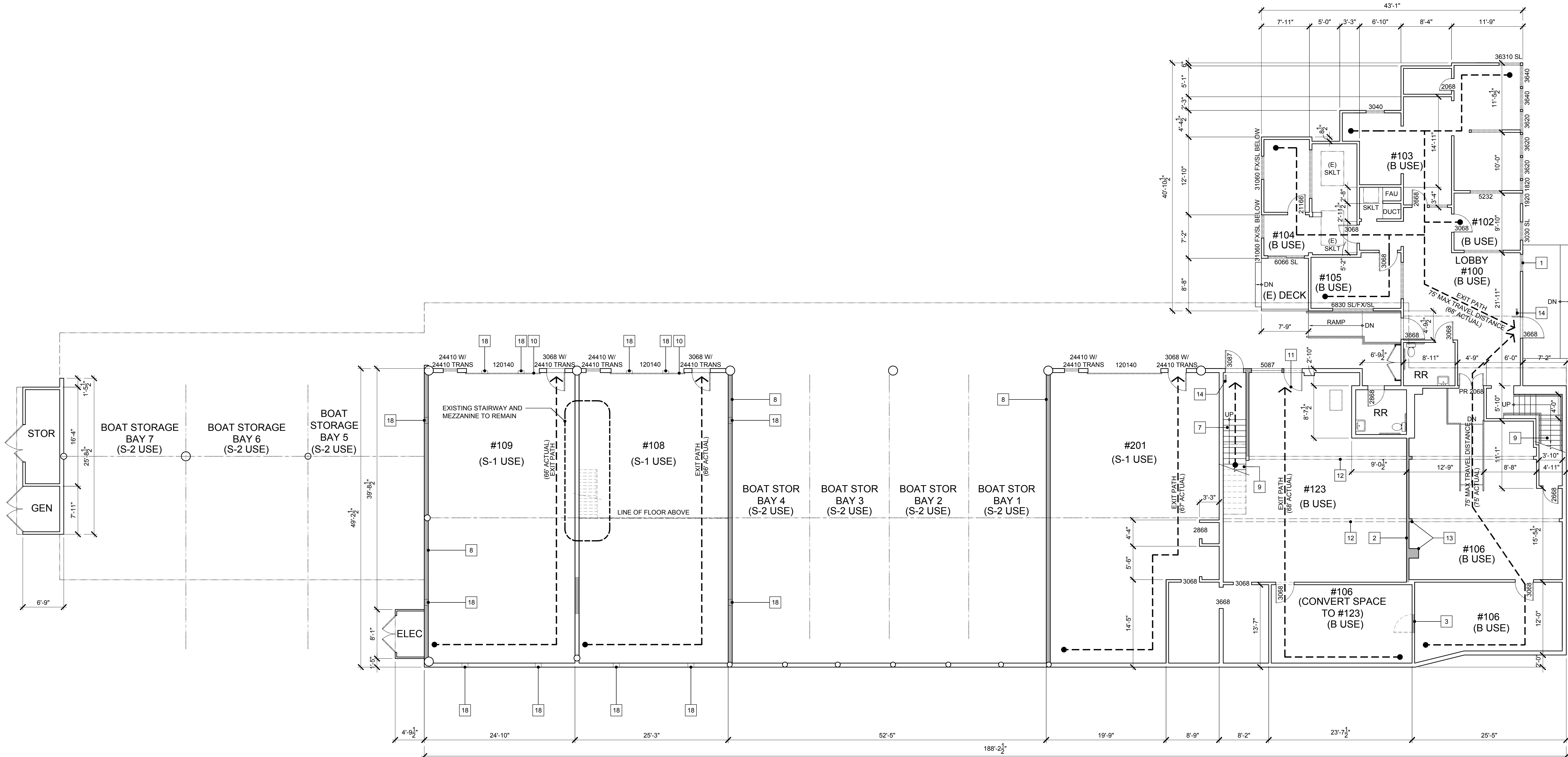
SITE PLAN

SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25802 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN BC
CHECKED TS
DATE 8-13-18
SCALE
JOB NO. 2816
SHEET

WALL LEGEND:	NOTES:	# KEYNOTES / SCOPE OF WORK:
<div><div>EXISTING WALL TO REMAIN</div><div>EXISTING WALL TO BE REMOVED</div><div>NEW WALL WITH 2X4 STUDS @ 16" O/C AND 5/8" DRYWALL EACH SIDE</div></div>	<div>1. GENERAL CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AGAINST REQUIRED ADA & EQUIPMENT CLEARANCES AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.</div> <div>2. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC. IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.</div> <div>3. DOOR OPENINGS IN INTERIOR PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT PULL SIDE STRIKE.</div> <div>4. FURNISH AND INSTALL 16 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.</div> <div>5. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.</div> <div>6. PROVIDE AND LOCATE, ACCESS DOORS AND PANELS IN THE WALL AND CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.</div> <div>7. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.</div> <div>8. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.</div> <div>9. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.</div> <div>10. ALL DIMENSIONS ARE TO FACE OF STUD OR SHEATHING UNLESS OTHERWISE NOTED.</div> <div>11. FIRE PROTECTION OF THROUGH PENETRATIONS OR MEMBRANE PENETRATIONS OF FIRE RESISTIVE WALLS SHALL MAINTAIN THE REQUIRED F OR T RATING FOR EACH ASSEMBLY.</div> <div>1. NEW 210210 WINDOW - EXISTING TO BE PERMITTED AT SUITE #100</div> <div>2. NEW INTERIOR NON-BEARING PARTITION. EXISTING TO BE PERMITTED AT SUITES #123/ #106</div> <div>3. INFILL EXISTING DOOR OPENING AT SUITE #106 WITH 2X4 FRAMING & DRYWALL EACH SIDE</div> <div>4. NEW 3068 DOOR WITH LEVER TYPE ADA APPROVED HARDWARE. EXISTING TO BE PERMITTED.</div> <div>5. EXISTING MEZZANINE</div> <div>6. INSTALL TREAD STRIPING AT TOP AND BOTTOM TREADS PER ADA SHEET GN-2</div> <div>7. NEW EXIT ENCLOSURE FROM SUITE #200</div> <div>8. VERIFY OR INSTALL RATED WALLS AT S-1/ S-2 CONDITIONS - REFER TO DETAILS 1 & 2/ D-1.</div> <div>9. VERIFY OR INSTALL COMPLYING HANDRAILS EACH SIDE STAIRS PER STAIRWAY NOTES AND DETAILS SHEET GN-2 AND DETAILS 3, 4, & 5/D-1</div> <div>10. EXISTING ROLL UP DOOR TO BE MODIFIED WITH FLOOD VENTS</div> <div>11. NEW 3068 SOLID CORE DOOR WITH LEVER TYPE HARDWARE AT SUITE #123</div> <div>12. EXISTING DROPPED BEAM TO REMAIN - TYP WHERE SHOWN</div> <div>13. EXISTING COLUMNS TO REMAIN</div> <div>14. INSTALL TACTILE EXIT SIGN PER DETAIL 7/D-1</div> <div>15. EXISTING PRIVATE RESTROOM TO REMAIN</div> <div>16. EXISTING WATER HEATER TO REMAIN</div> <div>17. EXISTING SKYLIGHTS TO REMAIN</div> <div>18. FLOOD VENTS BY "SMARTVENT" (ESR-2074) AT UNITS #108 AND #109 INSTALLED PER MANUFACTURERS SPECIFICATIONS AND INCLUDING THE FOLLOWING: a. GARAGE DOOR MODEL # 1540-524: 2 PER GARAGE DOOR (4 TOTAL) b. FIRE RATED WALL MODEL #1540-537: 2 PER RATED WALL (4 TOTAL) c. WOOD WALL MODEL # 1540-570: 2 PER REAR WOOD WALL (4 TOTAL) INSTALL VENTS BELOW THE BASE FLOOD ELEVATION WITH THE BOTTOM OF THE VENT LOCATED A MAXIMUM OF 12" ABOVE THE HIGHER OF THE FINAL GRADE OR FLOOR AND FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.</div>	



1ST FLOOR PLAN

BLDG A

1/8" = 1'-0"

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OFFICE (949) 715-5461 FAX (949) 715-5986

RECORD 1ST FLOOR PLAN

SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25802 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN
BC
CHECKED
TS
DATE
8-13-18
SCALE

JOB NO.
2816
SHEET

A-3

WALL LEGEND:	NOTES:	# KEYNOTES / SCOPE OF WORK:
<div><div>—————</div>EXISTING WALL TO REMAIN</div> <div><div>- - - - -</div>EXISTING WALL TO BE REMOVED</div> <div><div>=====</div>NEW WALL WITH 2X4 STUDS @ 16" O/C AND 5/8" DRYWALL EACH SIDE</div>	<div>1. GENERAL CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AGAINST REQUIRED ADA & EQUIPMENT CLEARANCES AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.</div> <div>2. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC. IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.</div> <div>3. DOOR OPENINGS IN INTERIOR PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT PULL SIDE STRIKE.</div> <div>4. FURNISH AND INSTALL 16 GAUGE GALVANIZED METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.</div> <div>5. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.</div> <div>6. PROVIDE AND LOCATE, ACCESS DOORS AND PANELS IN THE WALL AND CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.</div> <div>7. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.</div> <div>8. PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.</div> <div>9. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.</div> <div>10. ALL DIMENSIONS ARE TO FACE OF STUD OR SHEATHING UNLESS OTHERWISE NOTED.</div> <div>11. FIRE PROTECTION OF THROUGH PENETRATIONS OR MEMBRANE PENETRATIONS OF FIRE RESISTIVE WALLS SHALL MAINTAIN THE REQUIRED F OR T RATING FOR EACH ASSEMBLY.</div> <div>1. NEW 210210 WINDOW - EXISTING TO BE PERMITTED AT SUITE #100</div> <div>2. NEW INTERIOR NON-BEARING PARTITION. EXISTING TO BE PERMITTED AT SUITES #123/ #106</div> <div>3. INFILL EXISTING DOOR OPENING AT SUITE #106 WITH 2X4 FRAMING & DRYWALL EACH SIDE</div> <div>4. NEW 3068 DOOR WITH LEVER TYPE ADA APPROVED HARDWARE. EXISTING TO BE PERMITTED.</div> <div>5. EXISTING MEZZANINE</div> <div>6. INSTALL TREAD STRIPING AT TOP AND BOTTOM TREADS PER ADA SHEET GN-2</div> <div>7. NEW EXIT ENCLOSURE FROM SUITE #200</div> <div>8. VERIFY OR INSTALL RATED WALLS AT S-1/ S-2 CONDITIONS - REFER TO DETAILS 1 & 2/ D-1.</div> <div>9. VERIFY OR INSTALL COMPLYING HANDRAILS EACH SIDE STAIRS PER STAIRWAY NOTES AND DETAILS SHEET GN-2 AND DETAILS 3, 4, & 5/D-1</div> <div>10. EXISTING ROLL UP DOOR TO BE MODIFIED WITH FLOOD VENTS</div> <div>11. NEW 3068 SOLID CORE DOOR WITH LEVER TYPE HARDWARE AT SUITE #123</div> <div>12. EXISTING DROPPED BEAM TO REMAIN - TYP WHERE SHOWN</div> <div>13. EXISTING COLUMNS TO REMAIN</div> <div>14. INSTALL TACTILE EXIT SIGN PER DETAIL 7/D-1</div> <div>15. EXISTING PRIVATE RESTROOM TO REMAIN</div> <div>16. EXISTING WATER HEATER TO REMAIN</div> <div>17. EXISTING SKYLIGHTS TO REMAIN</div> <div>18. FLOOD VENTS BY "SMARTVENT" (ESR-2074) AT UNITS #108 AND #109 INSTALLED PER MANUFACTURERS SPECIFICATIONS AND INCLUDING THE FOLLOWING: a. GARAGE DOOR MODEL # 1540-524: 2 PER GARAGE DOOR (4 TOTAL) b. FIRE RATED WALL MODEL #1540-537: 2 PER RATED WALL (4 TOTAL) c. WOOD WALL MODEL # 1540-570: 2 PER REAR WOOD WALL (4 TOTAL) INSTALL VENTS BELOW THE BASE FLOOD ELEVATION WITH THE BOTTOM OF THE VENT LOCATED A MAXIMUM OF 12" ABOVE THE HIGHER OF THE FINAL GRADE OR FLOOR AND FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.</div>	

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RECORD 2ND FLOOR PLAN

SUBMITTAL SET: BLDG DEPT SUB 2.0

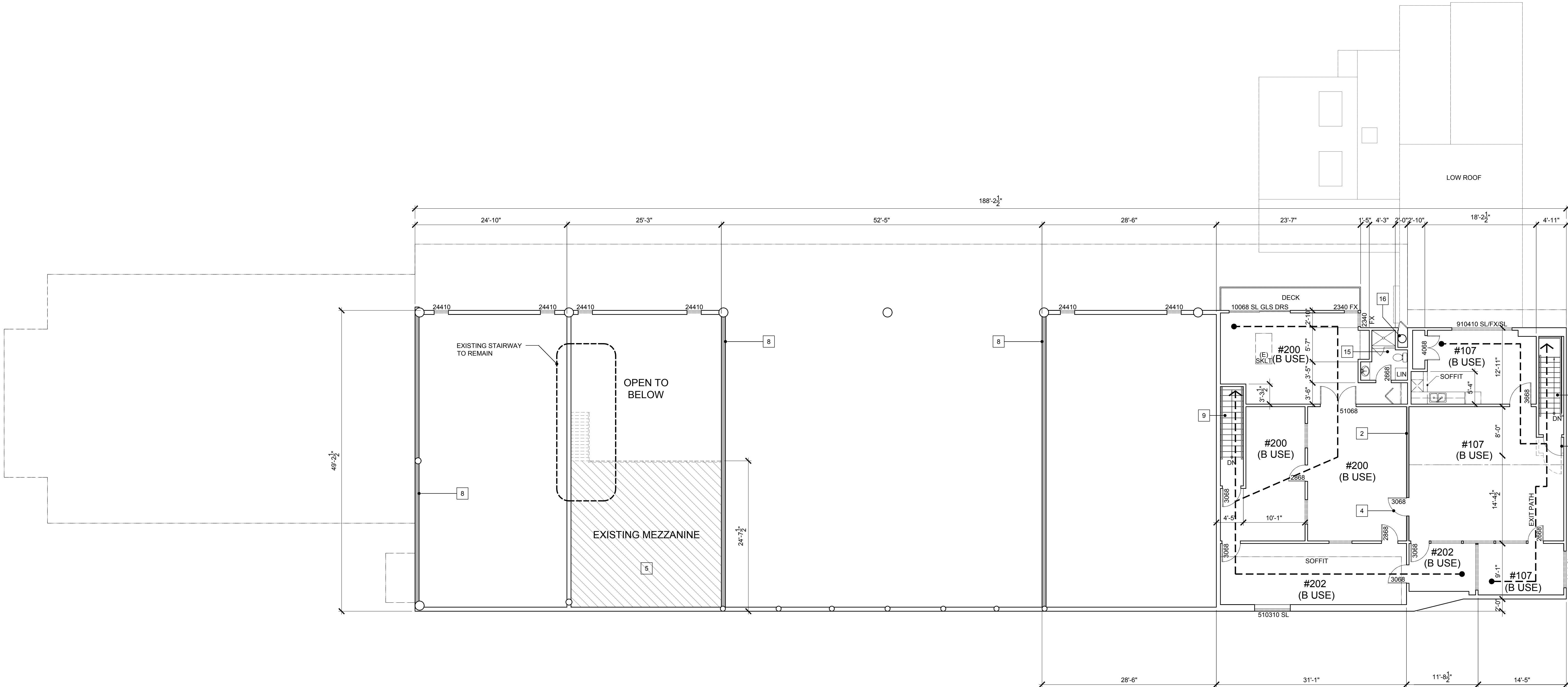
PICKERING PROPERTIES
25802 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN
BC
CHECKED
TS
DATE
8-13-18
SCALE

JOB NO.
2816
SHEET

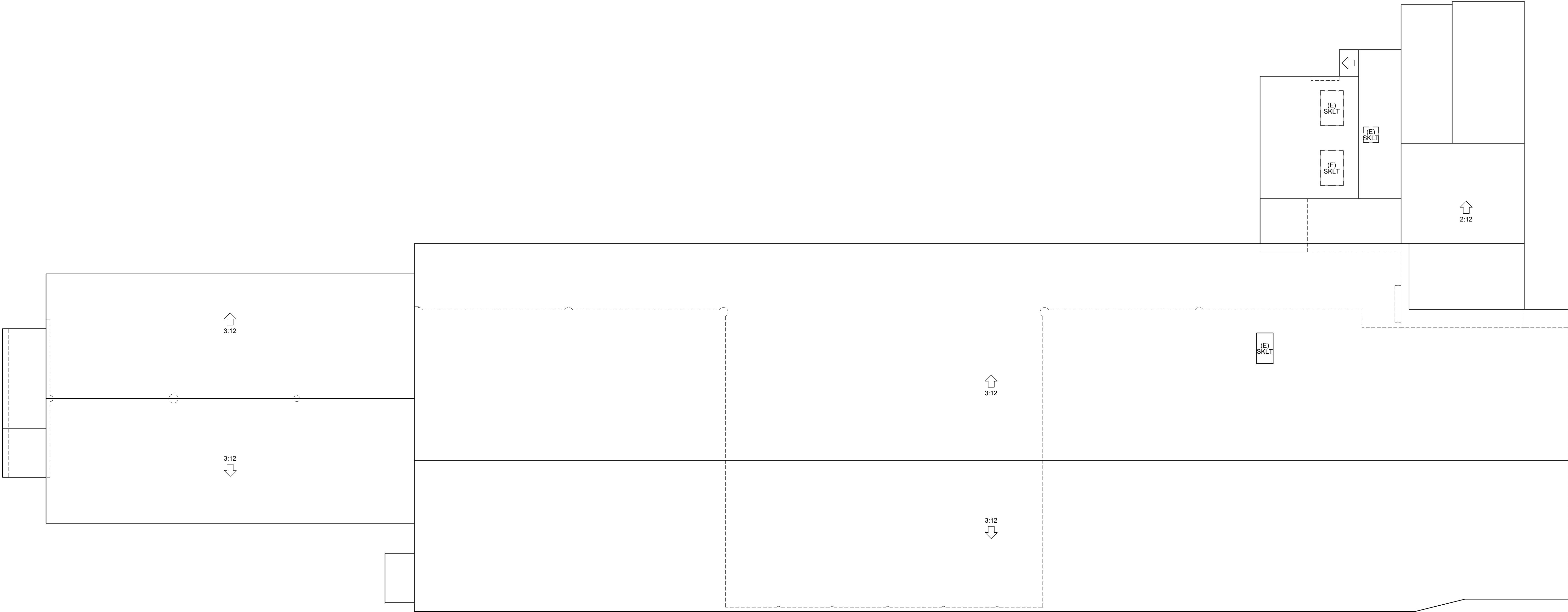
A-4

OF 9 SHEETS



RECORD 2ND FLOOR PLAN

BLDG A 1/8" = 1'-0"



ROOF PLAN
BLDG A 1/8" = 1'-0"

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RECORD ROOF PLAN

SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25802 VICTORIA BLVD
DANA POINT, CA 92624

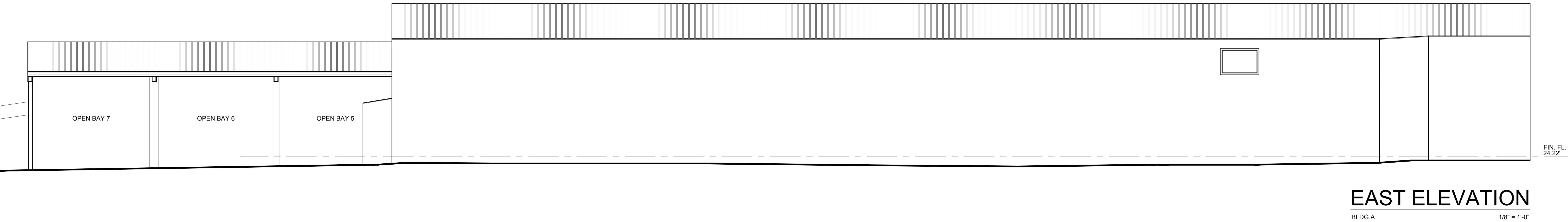
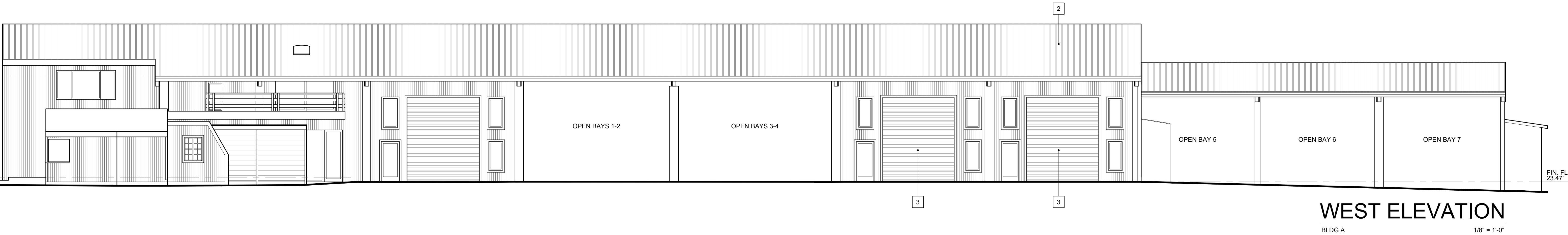
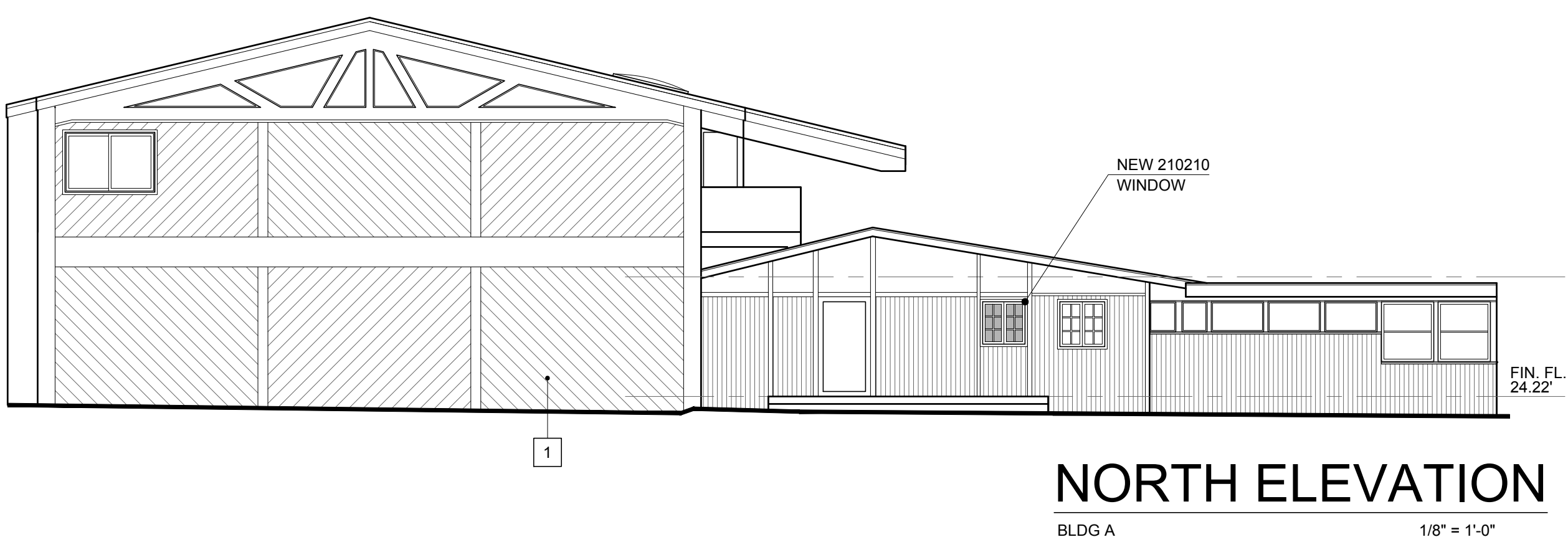
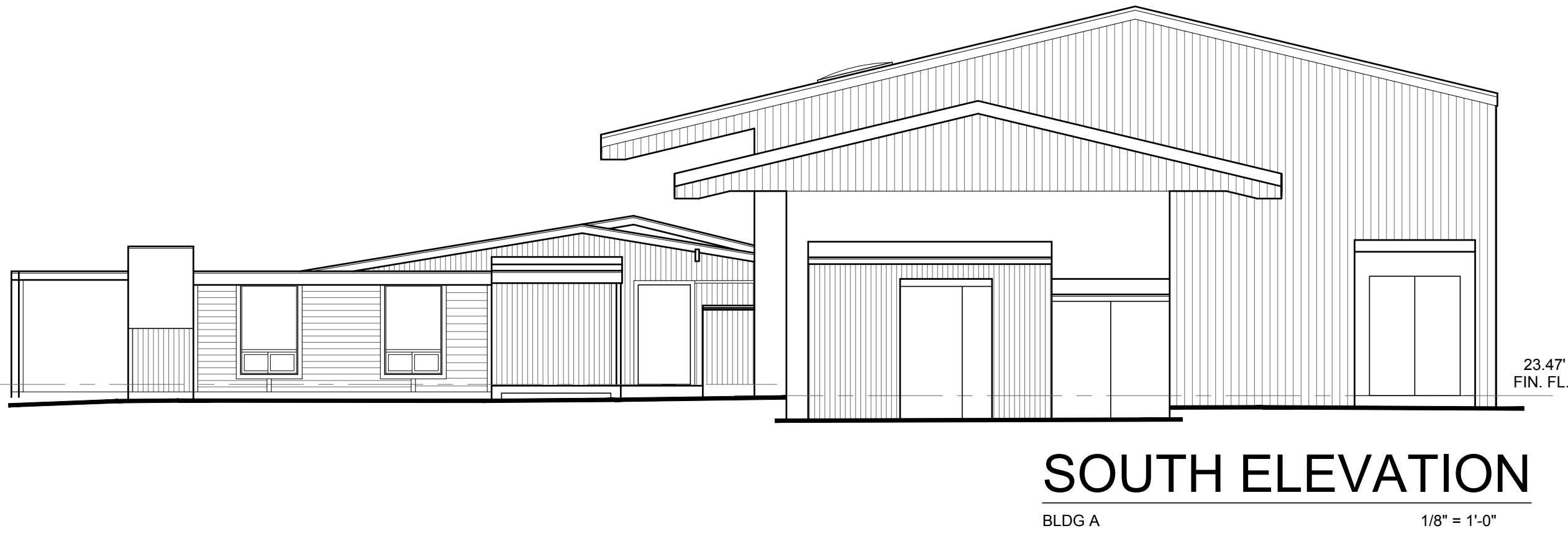
DRAWN BC
CHECKED TS
DATE 8-13-18
SCALE
JOB NO. 2816
SHEET

- # KEYNOTES:
1.

EXISTING WOOD SIDING TO REMAIN
2.

EXISTING ROOFING TO REMAIN
3.

EXISTING ROLL UP DOOR TO REMAIN



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RECORD ELEVATIONS

SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25802 VICTORIA BLVD
DANA POINT, CA 92624

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A-6

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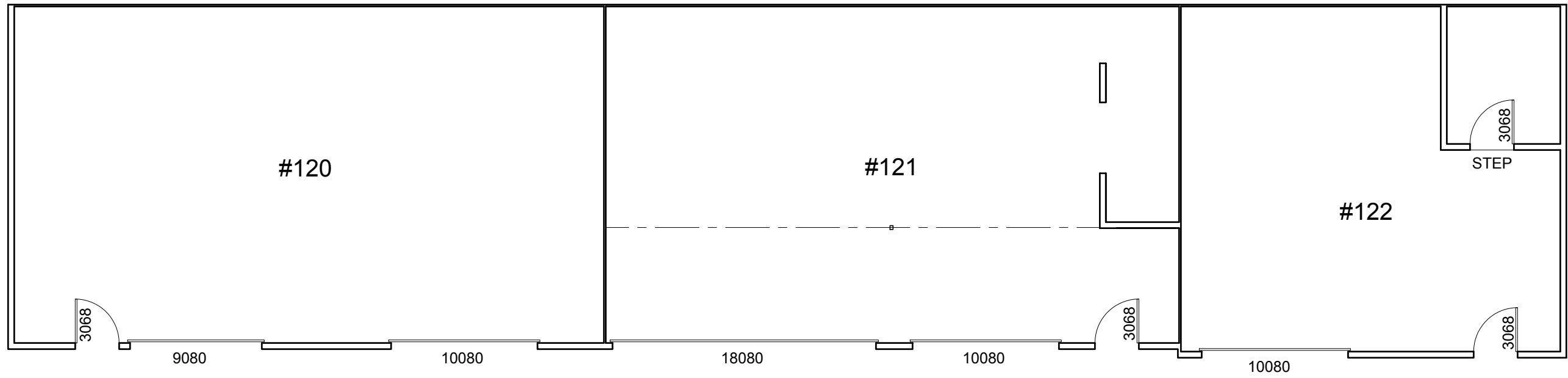
RECORD FLOOR PLAN
AND RECORD ELEVATIONS
SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25802 VICTORIA BLVD
DANA POINT, CA 92624

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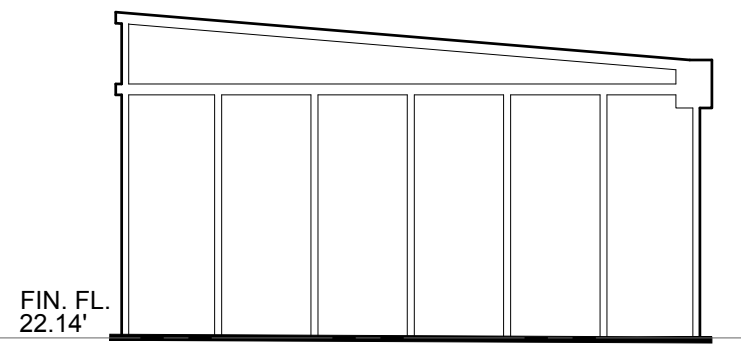
JOB NO.
2816
SHEET

A-7



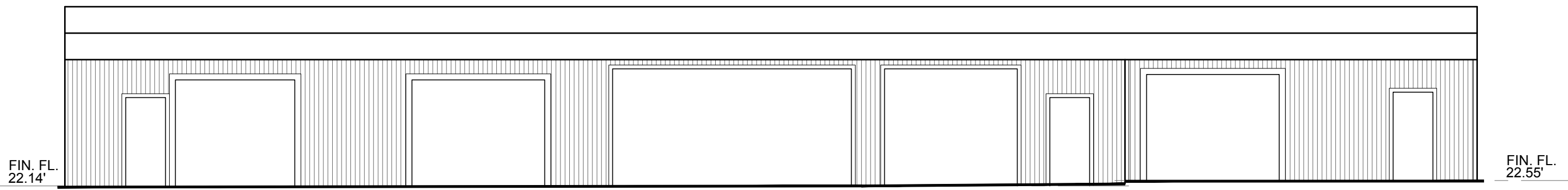
RECORD FLOOR PLAN

BLDG B 1/8" = 1'-0"
NOTE:
BUILDING B PROPOSED FOR DEMO
UNDER SEPARATE PERMIT



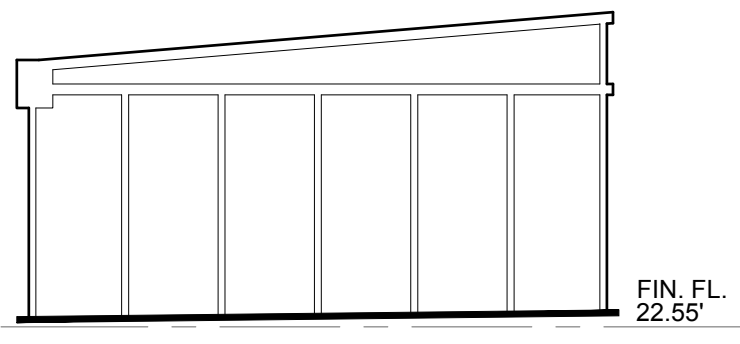
SOUTH ELEVATION

BLDG B 1/8" = 1'-0"



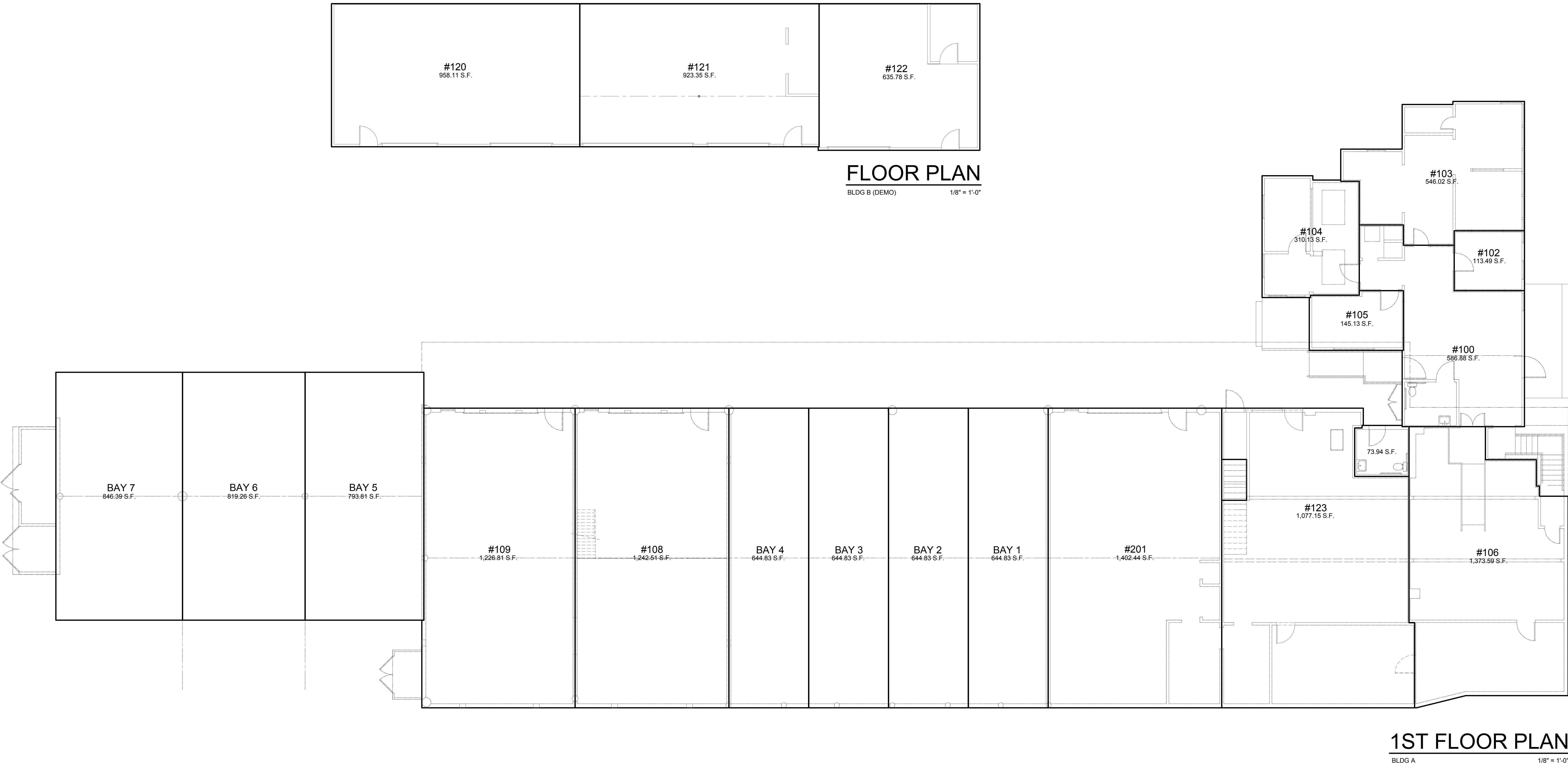
EAST ELEVATION

BLDG B 1/8" = 1'-0"



NORTH ELEVATION

BLDG B 1/8" = 1'-0"



PROPOSED AREA CALCULATIONS

BLDG A	
#107 UPPER LEVEL	1,094.00 S.F.
#107 UPPER LEVEL REDUCTION	-115.05 S.F.
TOTAL	978.95 S.F.
#108 UPPER LEVEL	
TOTAL	621.26 S.F.
#202 UPPER LEVEL	
#202 UPPER LEVEL ADDITION	349.57 S.F.
TOTAL	115.05 S.F.
TOTAL	564.62 S.F.

AREA CALCULATIONS

BLDG A	
#100	586.88 S.F.
#102	113.49 S.F.
#103	546.02 S.F.
#104	310.13 S.F.
#105	145.13 S.F.
#106	1,047.03 S.F.
#107 UPPER LEVEL	1,094.00 S.F.
#108	1,242.51 S.F.
#108 UPPER LEVEL	621.26 S.F.
#109	1,226.81 S.F.
#123	1,403.71 S.F.
#200 UPPER LEVEL	1,108.05 S.F.
#201	1,402.44 S.F.
#202 UPPER LEVEL	349.57 S.F.
TOTAL	11,197.03 S.F.

BLDG A	
COMMON SPACE	73.94 S.F.
BAY 1	644.83 S.F.
BAY 2	644.83 S.F.
BAY 3	644.83 S.F.
BAY 4	644.83 S.F.
BAY 5	793.81 S.F.
BAY 6	819.26 S.F.
BAY 7	846.39 S.F.
TOTAL	5,038.78 S.F.

BLDG B (DEMO)	
#120	958.11 S.F.
#121	923.35 S.F.
#122	635.78 S.F.
TOTAL	2,517.24 S.F.

REVISIONS	BY

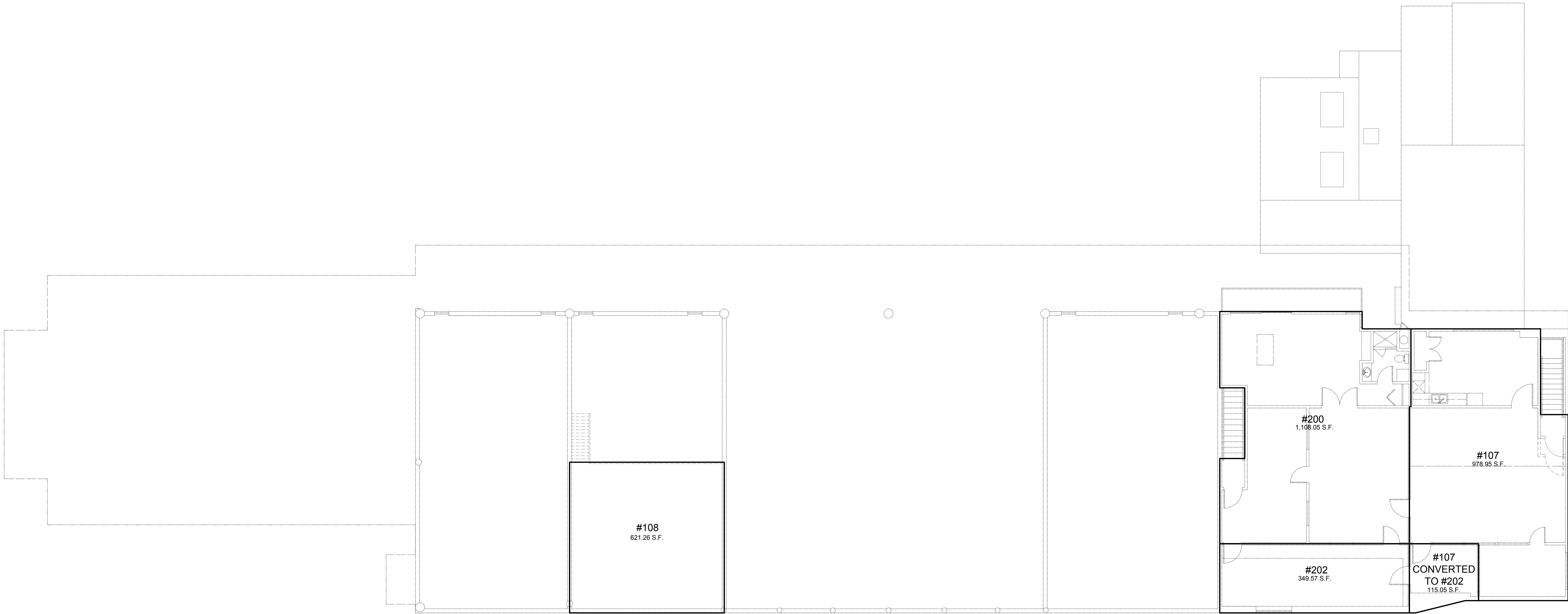
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1ST FLOOR AREA CALCULATIONS
SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25802 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN	BC
CHECKED	TS
DATE	8-13-18
SCALE	
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SHEET	



2ND FLOOR PLAN

BLDG A 1/8" = 1'-0"

PROPOSED AREA CALCULATIONS

BLDG A	
#107 UPPER LEVEL	1,094.00 S.F.
#107 UPPER LEVEL REDUCTION	-115.05 S.F.
TOTAL	978.95 S.F.
#108 UPPER LEVEL	621.26 S.F.
TOTAL	621.26 S.F.
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TOTAL	564.62 S.F.

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BLDG A	
COMMON SPACE	73.94 S.F.
BAY 1	644.83 S.F.
BAY 2	644.83 S.F.
BAY 3	644.83 S.F.
BAY 4	644.83 S.F.
BAY 5	793.81 S.F.
BAY 6	819.26 S.F.
BAY 7	846.39 S.F.
TOTAL	5,038.78 S.F.

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#120	958.11 S.F.
#121	923.35 S.F.
#122	635.78 S.F.
TOTAL	2,517.24 S.F.

PICKERING PROPERTIES

25802 VICTORIA BLVD
DANA POINT, CA 92624

2ND FLOOR

AREA CALCULATIONS

SUBMITTAL SET: BLDG DEPT SUB 2.0

TODD SKENDERIAN

ARCHITECT

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DATE
8-13-18

SCALE

JOB NO.
2816

SHEET

A-9

OF 9 SHEETS

CITY OF DANA POINT, CALIFORNIA EROSION CONTROL PLAN

DANA POINT MARINE AND STORAGE 28052 VICTORIA BOULEVARD

GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF DANA POINT AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF ORANGE COUNTY RDMO STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, CITY GRADING INSPECTOR AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
5. RETAINING WALLS/BLOCK WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
6. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
7. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
9. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
10. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER ORANGE COUNTY RDMO STANDARD PLAN NO. 1322.
11. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYON, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
12. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
13. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.
14. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO PLACING FILL.
15. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
16. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
17. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
18. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE ENGINEER SHALL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
21. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE SECTION 8.01.420.
22. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
23. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY (714-433-6287 OR 714-433-6288). A PERMIT IS REQUIRED.
24. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING INSPECTOR.
25. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO EXCAVATION.
26. EXPORT SOIL MUST BE TRANSPORTED TO A CERTIFIED RECYCLING FACILITY OR TO A PERMITTED SITE IN ACCORDANCE WITH THE CITY'S CONSTRUCTION AND DEMOLITION (C&D) ORDINANCE (MUNICIPAL CODE SECTION 6.12). A VALID C&D APPLICATION MUST APPROVED AND ON FILE WITH THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
27. THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS (SECTION 8.01.280 OF THE GRADING CODE).
28. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
29. THE PERMITTEE SHALL GIVE RESPONSIBLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJUGENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
30. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
31. SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE.
32. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
33. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
34. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
35. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.

GRADING AND EQUIPMENT OPERATIONS WITHIN ONE-HALF MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:00 P.M. AND 7:00 A.M. NOR ON SATURDAYS, SUNDAYS AND CITY OF DANA POINT RECOGNIZED HOLIDAYS.

- a. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
- b. ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
- c. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMITS.

GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AIR QUALITY MANAGEMENT DISTRICT (AQMD) MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.

36. ASPHALT SECTIONS MUST BE PER CODE: PARKING LOTS + 3 A/C OVER 10' (COMM.) 12' (INDUSTRIAL). OR PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE CITY GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON R VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.

37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMO STANDARD PLAN NO. 1805.

38. AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMO STANDARD NO. 1804.

39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED AREAS WHERE FEASIBLE.

40. THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.

41. ROUGH GRADE CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR PRIOR TO ROUGH GRADE RELEASE. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.

42. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.

43. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.

44. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.

45. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.

46. PRIOR TO FINAL INSPECTION OR FINAL APPROVAL, FINAL GRADING CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.

47. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY THE ENVIRONMENTAL HEALTH AND CITY GRADING.

48. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8971 OF THE BUSINESS AND PROFESSIONAL CODE.

EROSION CONTROL

INCLUDED ON THESE SHEETS FOR EROSION CONTROL ARE GENERAL NOTES, STANDARDS AND GUIDELINES FOR THE IMPLEMENTATION OF EROSION, SILTATION AND SEDIMENT CONTROL AND OTHER BEST MANAGEMENT PRACTICES (BMPs) PROPOSED FOR THIS PROJECT. HOWEVER, THE OVERALL GOAL IS THAT ANY WATER THAT LEAVES THE SITE BE FREE AND CLEAR OF POLLUTANTS AT A RATE THAT DOESN'T CAUSE DOWN STREAM EROSION. THE CITY MAY REQUIRE ADDITIONAL BMPs AT ANY TIME TO ACHIEVE THAT GOAL.

EROSION CONTROL NOTES:

1. IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT _____ AT PHONE NUMBER _____
2. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
3. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
4. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
5. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
6. CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPs), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.
7. SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DANA POINT.
8. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPs, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.
9. BMPs SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRAFFESS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH ¾ INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
12. SHOULD GERMINATION OF HYDROSEEDED SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90% OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
13. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

SILTATION AND SEDIMENT CONTROL MEASURES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEARED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL-ESTABLISHED ON ALL ERODIBLE SLOPES. SEDIMENT BASINS MUST BE DESIGNED IN ACCORDANCE WITH THE STATE OF CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (GENERAL PERMIT). WHEN APPLICABLE, FOR PROJECTS NOT SUBJECT TO THE GENERAL PERMIT, SIZING SHALL BE IN ACCORDANCE WITH THE CITY'S GRADING AND EXCAVATION CONTROL ORDINANCE.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
3. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHOULD BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

5. AFTER SEWER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON FEE CENTERLINE OF A CROWNED STREET.

6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.

7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

8. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO RECOMMENDED CRITERIA INDICATED ON THE ENCLOSED GRAPH ENTITLED "SANDBAG BARRIER SPACING FOR EROSION CONTROL IN GRADED STREETS". VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE CITY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE VELOCITY CHECK DAMS. MAY ALSO SERVE AS SEDIMENT TRAPS.

9. PROVIDE EFFECTIVE INLET PROTECTION BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.

10. SAND/GRAVEL BAGS AND FILL MATERIAL, AND OTHER BMP MATERIALS SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.

11. ALL EROSION AND SEDIMENTATION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM. IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.

12. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOW THAT MAY BE ANTICIPATED FROM DENUEDED SLOPES, OR FROM IMPERVIOUS SURFACES.

13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE CITY AGENCIES.

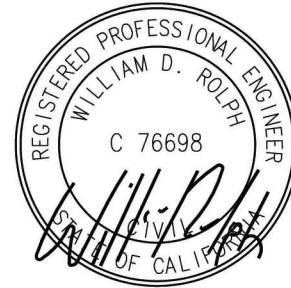
14. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO ENSURE THAT ON-SITE SEDIMENT IS NOT TRANSPORTED OFF SITE.

STORMWATER PROTECTION NOTES:

1. DURING THE RAINY SEASON, THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE CITY OF DANA POINT THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED. THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION, SILTATION AND SEDIMENT CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO ENSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS ON THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE INSTALLATION AND MAINTENANCE OF THE BMPs IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF DANA POINT OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. ON PROJECTS OF GREATER THAN 1 ACRE, ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILLED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE WASTE DISCHARGE IDENTIFICATION (WDID) NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID#] (ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED). THE PERMITTEE SHALL KEEP A COPY OF AN UP-TO-DATE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY CITY.
5. BONDED FIBER MATRIX (BFM)

THE USE OF BFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

- A. APPLICATION RATES SHALL BE 3,500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4,000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
- B. BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
- C. THE SITE MUST BE PROTECTED WITH BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.
- D. BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E., APPLICATION FROM MULTIPLE ANGLES).



- E. FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION.
 - F. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THAT THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE CITY INSPECTOR FOR APPROVAL.
6. STABILIZED FIBER MATRIX (SFM)

- A. SFM MAY BE USED FOR TEMPORARY EROSION CONTROL FOR DISTURBED AREAS WITH A SLOPE RATIO OF 1 VERTICAL TO 2 HORIZONTAL OR SHALLOWER, INCLUDING PAD AND SEPTIC FIELD AREAS.
- B. THE SFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL AND SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E., APPLIED FORM MULTIPLE DIRECTIONS AND ANGLES).
- C. THE APPLICATION AREA MUST BE PROTECTED BY BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE PROTECTED SLOPE.
- D. FOR PERMANENT EROSION CONTROL PURPOSES, SFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION OR HAND PLANTING, AS WITH ALL OTHER APPLICATIONS, SFM WILL NOT BE CONSIDERED PERMANENT UNTIL 70% VEGETATION ESTABLISHMENT.
- E. COVERAGE AND CONCENTRATION: FOR EACH ACRE COVERED, THE MINIMUM APPLICATION VOLUME SHALL BE 10 GALLONS NON-TOXIC WATER-PERMEABLE SOIL-STABILIZING LIQUID EMULSION WITH 3,000 LBS. OF HYDRAULIC MULCH. THE EMULSION MUST BE DESIGNED TO PROTECT SOIL, PREVENT EROSION, AND FLOCCULATE (CLUMP) SEDIMENT.
- F. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THE SFM WAS INSTALLED IN ACCORDANCE WITH APPROVED APPLICATION RATES, COVERAGE, AND MANUFACTURER'S DILUTION RATIO SHALL BE SUBMITTED TO THE CITY OF DANA POINT INSPECTOR FOR APPROVAL.

7. IF DISTURBED AREA IS GREATER THAN 1 ACRE, ADD THE FOLLOWING NOTE: FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH FIELDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS-7 OR ESC20), OR OTHER MATERIAL APPROVED BY THE CITY OF DANA POINT FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS-5), TEMPORARY SEEDING (SS-4), MULCHWOOD CHIPS (SS-3, SS-5, SS-6), OR JUTE MATTING (SS-7). THE CITY OF DANA POINT MAY REDUCE THIS REQUIREMENT FOR FLAT AREAS PROVIDED FULL SEDIMENT CONTROL IS PROVIDED THROUGH CONSTRUCTED AND MAINTAINED DESILTATION BASINS (SC-2) AT ALL PROJECT DISCHARGE POINTS.

8. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

9. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND, VEHICLE TRACKING OR RUNOFF.

10. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED ON CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.

11. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL, MATERIAL SUPPLIERS, LESSOR AND THE PROPERTY OWNER ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

12. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

13. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTE FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM AN ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT POLLUTANTS ARE NOT CARRIED OFF THE SITE.

14. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE. PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

15. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

16. CATCH BASINS SHALL BE MARKED WITH A STENCIL, CONCRETE STAMP, OR CERAMIC TILE TO INDICATE THAT NO DUMPING IS ALLOWED IN THE STORM DRAINAGE FACILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE CITY STREET MANAGER, RICK RUDEMETKIN, AT (949) 248-3589 ON THE METHOD, TYPE OF MARKING, AND PLACEMENT OF THE STORM DRAIN MARKINGS. STENCILING OR LABELING MAY ALSO BE REQUIRED IN SPANISH.

WQMP NOTES (ONLY FOR PROJECTS THAT REQUIRE A WQMP)

1. ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED WATER QUALITY MANAGEMENT PLAN (WQMP).



VICINITY MAP

NO SCALE

I:\Forms & Standards\Standard border\Standard Border Rev062415.dwg

REVISION	DESCRIPTION	APPROVED	DATE

SCALE: 1"=8'	DESIGNED: WR	DRAWN: AN	CHECKED: WR
ACAD FILE NO.	10/12/2017	DATE 76698	R.C.E. NO.
PROJECT NO.	ENGINEER OF WORK		

PLANS PREPARED BY: CIVILSCAPES ENGINEERING	BENCHMARK
28052 CAMINO CAPISTRANO, STE 213 LAGUNA NIGUEL, CA 92677 949.464.5115	

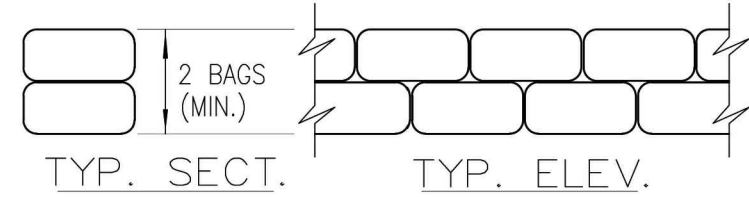
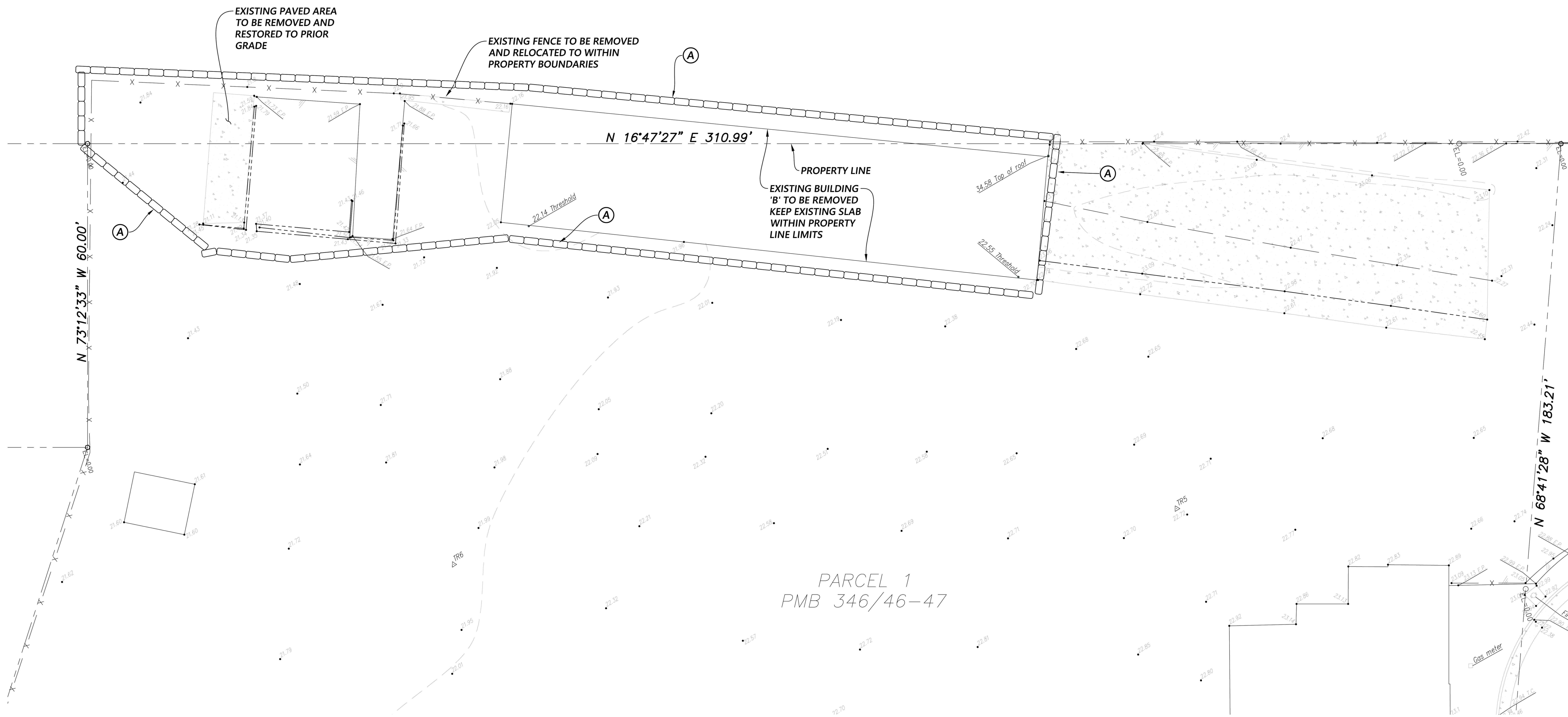
APPROVED BY THE CITY OF DANA POINT PLANNING DEPARTMENT THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:	CITY PLANNING DEPARTMENT	DATE
MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/19		



CITY OF DANA POINT	TITLE SHEET DANA POINT MARINE AND STORAGE 28052 VICTORIA BOULEVARD	PLAN CHECK NO. 1 OF 2 SHEETS
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ORIGINAL SCALE: 1"=8'

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A SAND BAG DETAIL
NO SCALE

NOTE

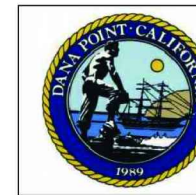
ALL BMP'S SHALL CONFORM WITH INSTALLATION AND MAINTENANCE INFORMATION PROVIDED ON THE CORRESPONDING CASQA BMP FACT SHEETS.

EROSION CONTROL CONSTRUCTION NOTES

- Ⓐ INSTALL SAND (OR GRAVEL) BAG BARRIER PER CASQA SE-8 AND SE-6; FIBER ROLLS, SE-5, MAY BE USED IN LIEU OF GRAVEL BAGS.



PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 GOLDEN LANTERN
DANA POINT, CA 92629



MATTHEW V. SINACORI, CITY ENGINEER
RCE #59239 EXP. 06/30/19

THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGULATORY REQUIREMENTS ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTIONS, OR ACCURACY.

CITY OF DANA POINT

EROSION CONTROL PLAN
DANA POINT MARINE AND STORAGE
25802 VICTORIA BOULEVARD

PLAN CHECK NO.

2 OF 2 SHEETS

ORIGINAL SCALE: 1/4" = 10' 1" = 10' 2" = 10' 3" = 10' 4" = 10'

[illegible]

OWNER:
PICKERING PROPERTIES
CONTACT: TIM PICKERING
1825 E. NORTHERN AVE.
PHOENIX, AZ 85020
TEL: (602) 697-7827
EMAIL: tpickering@intellimed.com

ARCHITECT:
TODD SKENDERIAN ARCHITECT
CONTACT: TODD SKENDERIAN
1100 S. COAST HWY., SUITE 316
LAGUNA BEACH, CA 92651
TEL: (949) 715-5461
FAX: (949) 715-5986
EMAIL: todd@tsarchitectsllb.com

ELECTRICAL:
OMB ELECTRICAL ENGINEERS, INC.
CONTACT: DAVID DOYLE
8825 RESEARCH DR
IRVINE, CA 92618
TEL: (949) 753-1553
FAX: (949) 753-1992
EMAIL: david@ombengrs.com

SURVEYOR:
TOAL ENGINEERING
CONTACT: VIKTOR MEUR
138 AVENIDA NAVARRO
SAN CLEMENTE, CA 92672
TEL.: (949) 492-8586
FAX: (949) 498-8625
EMAIL: vmeur@toalengineering.com

GRADING:
CIVILSCAPES
CONTACT: WILL ROLPH
28052 CAMINO CAPISTRANO #213
LAGUNA NIGUEL, CA 92677
TEL: (949) 464-8115
EMAIL: will@civilscales.com

MECHANICAL/PLUMBING:
BUILDING MECHANICAL SYSTEMS
CONTACT: IMAN TOHDIAN
410 GODDARD
IRVINE, CA 92618
TEL: (949) 453-1999
FAX: (949) 453-1929
EMAIL: iman@buildingmechanical.com

PICKERING PROPERTIES

**25831 VICTORIA BLVD.
DANA POINT, CA 92624**

PROJECT DESCRIPTION:

INTERIOR TENANT IMPROVEMENT TO AN EXISTING
MIXED USE COMMERCIAL DEVELOPMENT.
(REFER TO SEPARATE SET FOR 25802 VICTORIA BLVD IMPROVEMENTS)
(REFER TO SEPARATE APPLICATION FOR SITE IMPROVEMENTS)

LEGAL DESCRIPTION:		CLASSIFICATIONS:	
25802 VICTORIA BLVD.		ZONE	CCV
LEGAL	TR# 574 PRYOR HOMESTEAD	TYPE OF CONST.	V-B
	TRACT POR OF TRACT AND FOR	OCCUPANCY	B/S/U
	SEC 23 T 8S R8W	FLOOD ZONE	AO
A. P.	668-341-45		

25831 VICTORIA BLVD.	
LEGAL	P BK 346, PG 46 PAR 1, PM 346-46
	PAR 1 AND POR 0
A. P.	121-254-43

APPLICABLE CODES:	APPROVALS:
2016 C.B.C.	2016 C.P.C.
2016 C.R.C.	2016 C.F.C.
2016 C.G.B.S.C.	2016 B.E.E.S.
2016 C.M.C.	2016 C.E.B.C.
2016 C.E.C.	

CITY OF DANA POINT MUNICIPAL CODE

TITLE SHEET		ELECTRICAL	
CS-1	COVER SHEET	E1.0	GENERAL NOTES, ABBREVIATIONS, SYMBOLS
GN-1	GENERAL NOTES		LIST, SHORT INDEX, SINGLE LINE DIAGRAM AND
GN-2	ADA NOTES & DETAILS		PANEL SCHEDULE
TP-03	OVERALL SURVEY	E1.1	EXISTING POWER PLAN, LIGHTING PLAN, AND
TP-04.1	ENLARGED SURVEY		SITE PLAN
TP-04.2	ENLARGED SURVEY		
ARCHITECTURAL			
A-1	SITE PLAN		
A-2	SITE PLAN		
A-3	RECORD FLOOR PLAN AND ELEVATIONS		
A-4	1ST FLOOR AREA CALCULATIONS		

ZONING CRITERIA	REQ'D/ALLOWED	EXISTING	PROPOSED	CONFORMS (YES/NO)
USE				
ZONE/PRD	CC / V			
SPECIFIC PLAN				
LOT SIZE	15,000 SF	59,206.98 SF	NO CHANGE	YES
LOT WIDTH (AVG.)	100'	100.00'	NO CHANGE	YES
LOT DEPTH (AVG.)	120'	592.07'	NO CHANGE	YES
MAX. LOT COVERAGE	45%	0.92%/542.74 SF	NO CHANGE	YES
MAX. BUILDING HEIGHT	31'-35'	10.46'	NO CHANGE	YES
LOT SLOPE %				
MAX. # OF STORIES	3	1	NO CHANGE	YES
ROOF SLOPE		VARIES	NO CHANGE	
FLOOR AREA RATIO	0.5:1 (29,603.49)	543 SF	NO CHANGE	YES
SETBACKS:				
FRONT YARD	20'	4'-11"	NO CHANGE	NO
SIDE YARD (L)	0'	73'-1"	NO CHANGE	YES
SIDE YARD (R)	0'	1'-8"	NO CHANGE	YES
REAR YARD	15'	558'-4"	NO CHANGE	YES
OPEN SPACE				
LANDSCAPE AREA	15%/8,881.04	0.08%/47 SF	NO CHANGE	NO
IRRIGATED LANDSCAPE AREA				
PARKING	45.94	--	46	YES

DESCRIPTION	EXISTING	PROPOSED	TOTAL	REMODEL
FLOOR AREA:				
BUILDING C	443.00 SF	0.00 SF	443.00 SF	
STORAGE	99.74 SF	0.00 SF	99.74 SF	
GARAGE				
ELEVATED DECK / TERRACE				
MECHANICAL				
IMPERVIOUS SURFACES	LOT AREA		& OF LOT AREA	
	EXISTING	PROPOSED	EXISTING	PROPOSED
STRUCTURE				NO CHANGE
HARDSCAPE (W/ DRIVEWAY)				NO CHANGE
TOTAL				NO CHANGE
DEMOLITION (LINEAR FT.)	EXISTING	REMOVED	REMAINING	DEMO TOTAL %
EXTERIOR WALLS				
INTERIOR WALLS				
TOTAL WALLS				NO CHANGE

[illegible]

ALL DRAWINGS & WRITTEN MATERIAL
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TODD SKENDERIAN ARCHITECT AND
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CONSENT.

TODD SKENDERIAN ARCHITECT
111100 S. COAST HWY., #316 LAGUNA BEACH, CA 92651
OFFICE (949) 715-5461 FAX (949) 715-5986

COVER SHEET

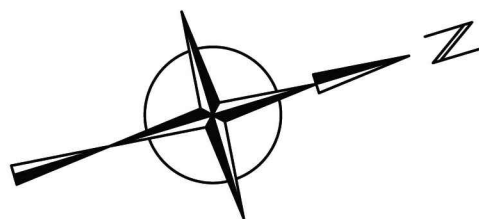
PICKERING PROPERTIES
25831 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN BC
CHECKED TS
DATE 8-13-18
SCALE
JOB NO. 2816
SHEET

CS-1

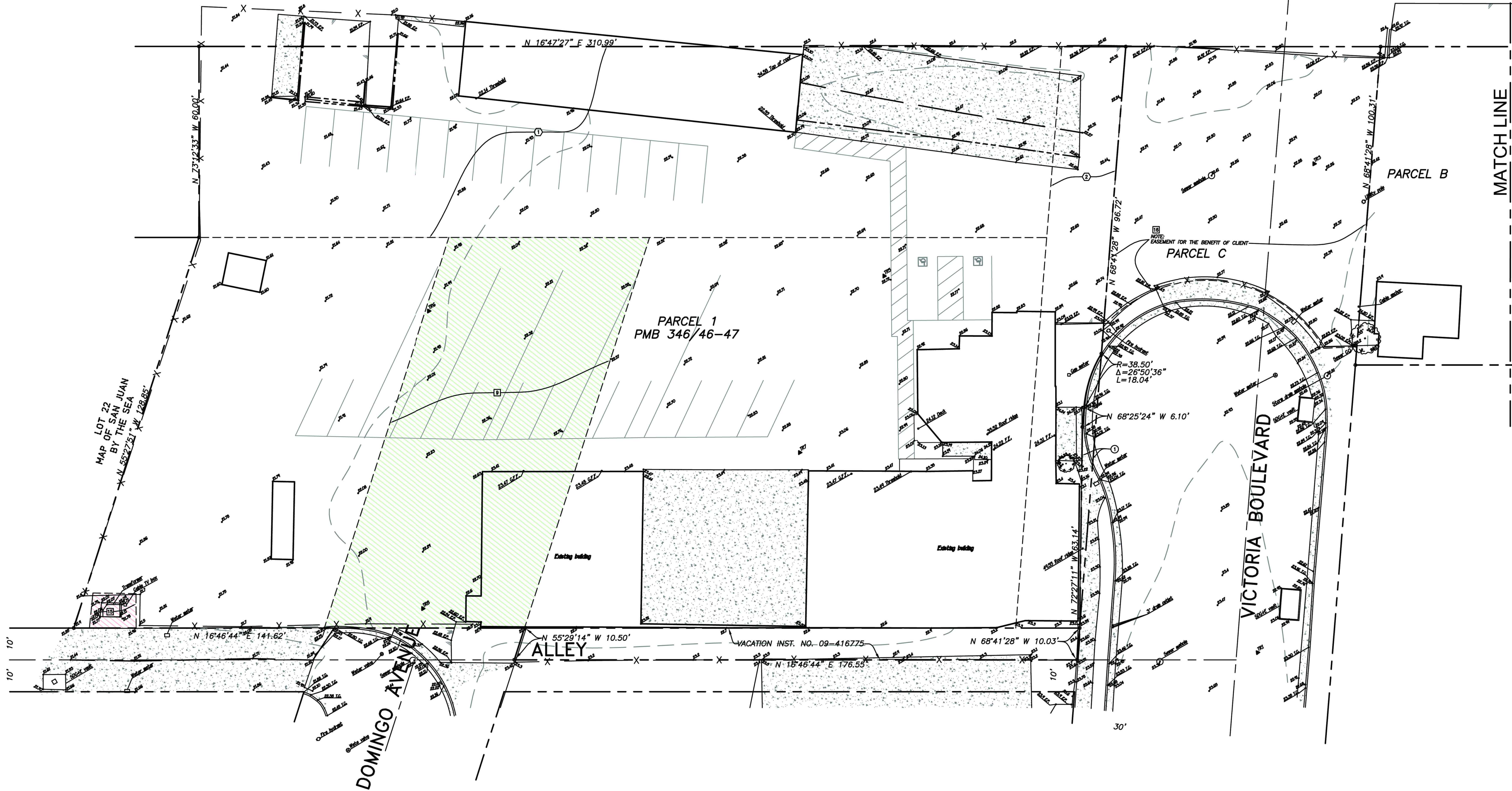
LEGEND

- GRADE BREAK LINE
5 ----- INDEX CONTOUR LINE
----- INTERMEDIATE CONTOUR LINE
----- ESTIMATED PROPERTY LINE
-X-X- FENCE
MSE WALL
CONCRETE SURFACE
MASONRY WALL
WOOD WALL
ROCK WALL
F.F. FINISHED FLOOR
F.S. FINISHED SURFACE
T.G. TOP OF GRATE
INV INVERT OF PIPE
T.C. TOP OF CURB
E.P. EDGE OF PAVEMENT
T.W. TOP OF WALL
FOUND MONUMENT
SURVEY CONTROL POINT



SCALE: 1"=20'

CL OF AT&SF RAILROAD COMPANY ROW



BENCHMARK NOTE:
OCSBM 38-49-68
ELEV=24.071
NAVD88 DATUM, 1989 ADJ.

EASEMENT NOTE:
A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 85023-997-OC1-DB1, DATED SEPTEMBER 29, 2017 AND AMENDED OCTOBER 9, 2017 HAS BEEN PROVIDED TO TOAL ENGINEERING.

ITEM 8 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR WATER PIPELINE PURPOSES RECORDED IN BOOK 5174, PAGE 17 O.R. PORTIONS OF THE EASEMENT DO NOT FALL WITHIN THE SUBJECT PROPERTY. OTHER PORTIONS CANNOT BE LOCATED PER THE ABOVE MENTIONED INSTRUMENT. THE EASEMENT IS NOT PLOTTED HEREON.

ITEM 9 OF THE PRELIMINARY TITLE REPORT, A 60' WIDE UTILITY EASEMENT RECORDED IN BOOK 7377, PAGE 298 O.R. AS SHOWN ON A PARCEL MAP RECORDED IN BOOK 346, PAGES 46 & 47 OF PARCEL MAPS.

ITEM 10 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR RAIL LINE PURPOSES RECORDED AS INSTRUMENT NO. 83-945557 O.R. CANNOT BE PLOTTED SINCE THE RAILROAD SPUR HAS BEEN REMOVED.

ITEM 15 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR COMMUNICATION AND ELECTRIC PURPOSES RECORDED AS INSTRUMENT NO. 20000561040. O.R. THE LOCATION PLOTTED HEREON CANNOT BE PRECISELY DETERMINED AND IS TO BE CONSIDERED AN APPROXIMATION.

ITEM 16 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED AS INSTRUMENT NO. 2003001150072 O.R.

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ABANDONMENT NOTE:

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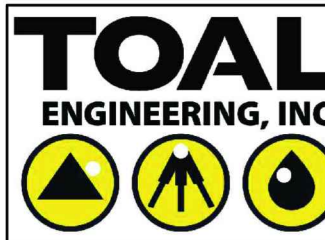
BOUNDARY NOTE:

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DEDICATION NOTE:

- 1 A PORTION OF VICTORIA BOULEVARD GRANTED TO THE CITY OF DANA POINT FOR PUBLIC STREET PURPOSES RECORDED AS INSTRUMENT NO. 2003001150073 O.R.

PLANS PREPARED BY:



CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949.492.9586
www.toalengineering.com



VIKTOR P. MEUM
P.L.S. 8682
DATE:

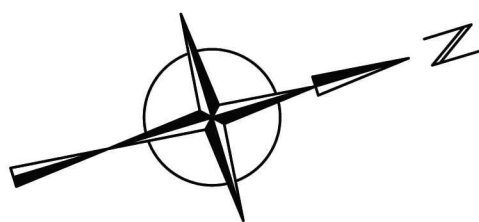
PREPARED FOR:
TIM PICKERING

REVISIONS	BY	DATE	APVD.	DATE

TOPOGRAPHIC SURVEY

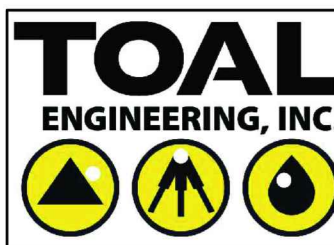
PARCEL A: PARCEL 1, PMB 346/46-47 & A PORTION OF AN ALLEY VACATED BY INST. NO. 2009000416775
PARCEL B: A STRIP OF LAND ADJACENT TO RAILROAD ROW
PARCEL C: AN EASEMENT OVER A PORTION OF VICTORIA BOULEVARD, INST. NO. 2003-1150072
25802 VICTORIA BOULEVARD, DANA POINT, CA

DATE: 10-24-16	H. SCALE: 1"=20'
SURVEY DATE: 9-28-16	V. SCALE: -
DRN.: MSF	DWG. NO.: -
CHD.: -	TP-04
APPD.: VM	
JOB NO. 16152	SHEET 1 OF 2



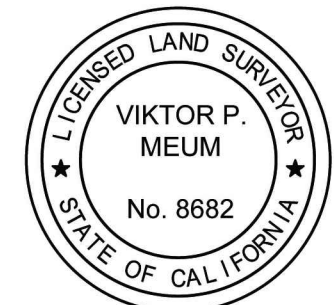
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VIKTOR P. MEUM
P.L.S. 8682
DATE:

PREPARED FOR

TIM PICKERING

[illegible]

TOPOGRAPHIC SURVEY






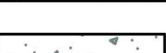
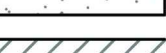





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DRN.: MSF	DWG. NO.		
CHD.: -	TP-04		
APPD.: VM			
JOB NO. 16152	SHEET 2	OF 2	

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LEGEND

	GRADE BREAK LINE
5 	INDEX CONTOUR LINE
	INTERMEDIATE CONTOUR LINE
	ESTIMATED PROPERTY LINE
	FENCE
	MSE WALL
	CONCRETE SURFACE
	MASONRY WALL
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BENCHMARK NOTE:
OCSBM 3B-49-68
ELEV=24.071
NAVD88 DATUM, 1989 ADJ

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DEDICATION NOTE:

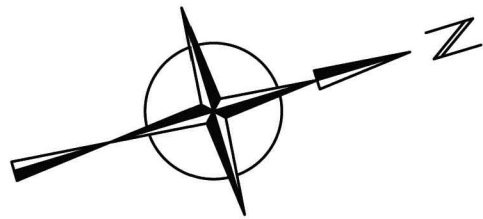
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2003001150073 O.R.

BOUNDARY NOTE:

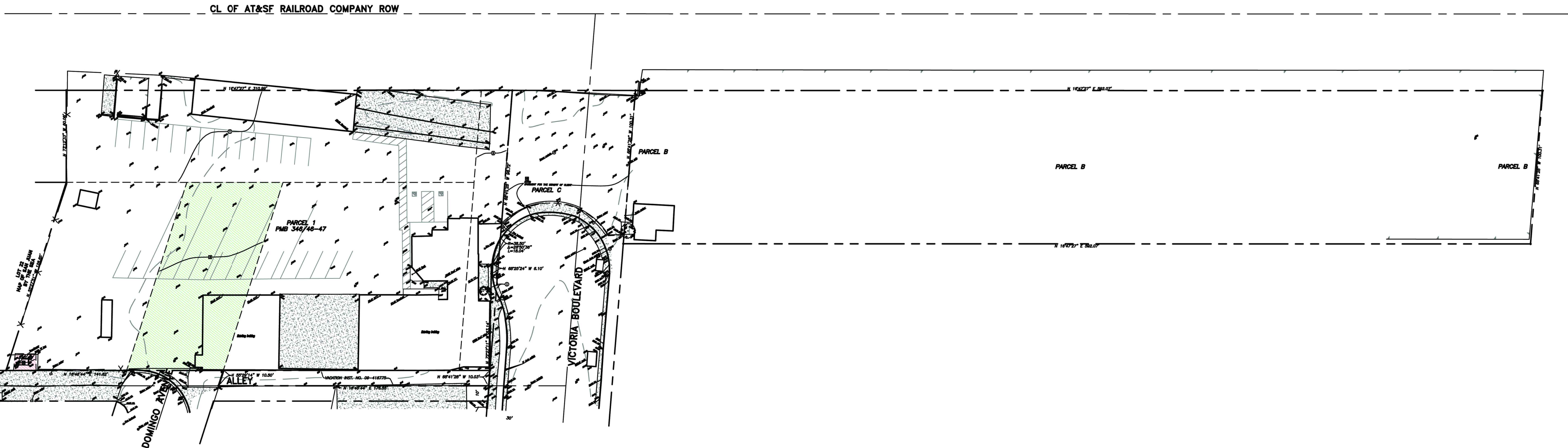
THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.

LEGEND

- GRADE BREAK LINE
5 ----- INDEX CONTOUR LINE
----- INTERMEDIATE CONTOUR LINE
----- ESTIMATED PROPERTY LINE
-X-X- FENCE
MSE WALL
CONCRETE SURFACE
MASONRY WALL
WOOD WALL
ROCK WALL
F.F. FINISHED FLOOR
F.S. FINISHED SURFACE
T.G. TOP OF GRATE
INV INVERT OF PIPE
T.C. TOP OF CURB
E.P. EDGE OF PAVEMENT
T.W. TOP OF WALL
FOUND MONUMENT
SURVEY CONTROL POINT



SCALE: 1"=40'



BENCHMARK NOTE:
OCSBM 38-49-68
ELEV=24.071
NAVD88 DATUM, 1989 ADJ.

EASEMENT NOTE:
A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY,
ORDER NO. 85023-997-OC1-DB1, DATED SEPTEMBER 29, 2017 AND AMENDED OCTOBER
9, 2017 HAS BEEN PROVIDED TO TOAL ENGINEERING.

ITEM 8 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR WATER
PIPELINE PURPOSES RECORDED IN BOOK 5174, PAGE 17 O.R. PORTIONS OF THE
EASEMENT DO NOT FALL WITHIN THE SUBJECT PROPERTY. OTHER PORTIONS
CANNOT BE LOCATED PER THE ABOVE MENTIONED INSTRUMENT. THE
EASEMENT IS NOT PLOTTED HEREON.

ITEM 9 OF THE PRELIMINARY TITLE REPORT, A 60' WIDE UTILITY EASEMENT
RECORDED IN BOOK 7377, PAGE 298 O.R. AS SHOWN ON A PARCEL MAP
RECORDED IN BOOK 346, PAGES 46 & 47 OF PARCEL MAPS.

ITEM 10 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR RAIL LINE
PURPOSES RECORDED AS INSTRUMENT NO. 83-945557 O.R. CANNOT BE
PLOTTED SINCE THE RAILROAD SPUR HAS BEEN REMOVED.

ITEM 15 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR
COMMUNICATION AND ELECTRIC PURPOSES RECORDED AS INSTRUMENT NO.
20000561040. O.R. THE LOCATION PLOTTED HEREON CANNOT BE PRECISELY
DETERMINED AND IS TO BE CONSIDERED AN APPROXIMATION.

ITEM 16 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR INGRESS AND
EGRESS PURPOSES RECORDED AS INSTRUMENT NO. 2003001150072 O.R.
ITEM 17 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR UTILITY
PURPOSES RECORDED AS INSTRUMENT NO. 20070000356765 O.R. THE
EASEMENT DOES NOT FALL ON THE SUBJECT PROPERTY AND IS NOT PLOTTED
HEREON.

ITEM 18 OF THE PRELIMINARY TITLE REPORT, AN EASEMENT FOR UTILITY
PURPOSES RECORDED AS INSTRUMENT NO. 2009000416775 O.R. THE
EASEMENT DOES NOT FALL ON THE SUBJECT PROPERTY AND IS NOT PLOTTED
HEREON.

ABANDONMENT NOTE:

- 1 A PORTION OF SANTA FE AVENUE ABANDONED BY RES. 80-644, RECORDED IN
BOOK 13602, PAGE 937 O.R. AS SHOWN ON A PARCEL MAP RECORDED IN BOOK
346, PAGES 46 & 47 OF PARCEL MAPS.
2 A PORTION OF VICTORIA BOULEVARD ABANDONED, RECORDED IN MINUTE
BOOK 12, PAGE 174 OF THE BOARD OF SUPERVISORS AND ALSO AS SHOWN ON
A PARCEL MAP RECORDED IN BOOK 346, PAGES 46 & 47 OF PARCEL MAPS.

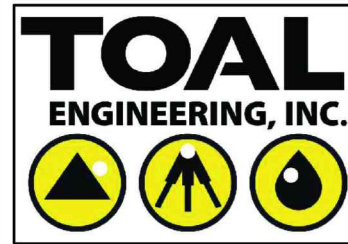
BOUNDARY NOTE:

THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE
RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES
OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL
BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED
PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.

DEDICATION NOTE:

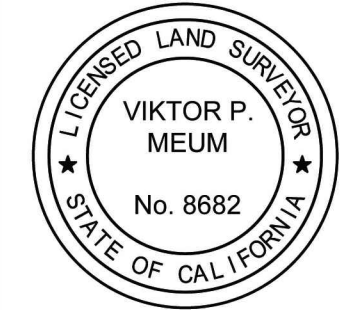
- 1 A PORTION OF VICTORIA BOULEVARD GRANTED TO THE CITY OF DANA POINT
FOR PUBLIC STREET PURPOSES RECORDED AS INSTRUMENT NO.
2003001150073 O.R.

PLANS PREPARED BY:



CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949.492.9586
www.toalengineering.com



VIKTOR P. MEUM
P.L.S. 8682
DATE:

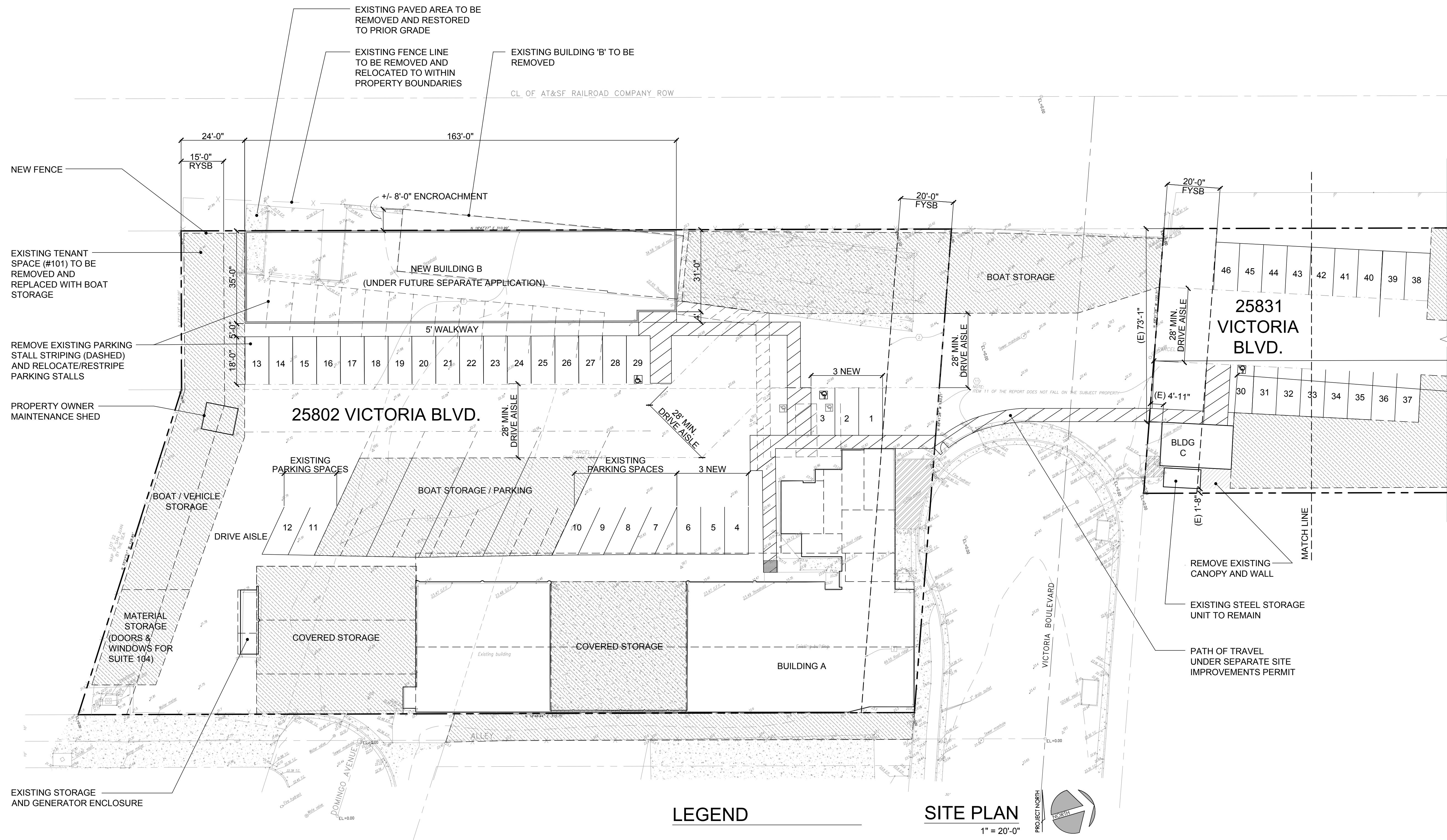
PREPARED FOR:
TIM PICKERING

REVISIONS	BY	DATE	APVD.	DATE

TOPOGRAPHIC SURVEY

PARCEL A: PARCEL 1, PMB 346/46-47 & A PORTION OF
AN ALLEY VACATED BY INST. NO. 2009000416775
PARCEL B: A STRIP OF LAND ADJACENT TO RAILROAD ROW
PARCEL C: AN EASEMENT OVER A PORTION OF
VICTORIA BOULEVARD, INST. NO. 2003-1150072
25802 VICTORIA BOULEVARD, DANA POINT, CA

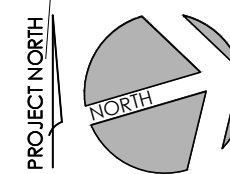
DATE: 10-24-16	H. SCALE: 1"=40'
SURVEY DATE: 9-28-16	V. SCALE: -
DRN.: MSF	DWG. NO.: TP-03
CHD.: -	APPD.: VM
JOB NO.: 16152	SHEET 1
	OF 1



LEGEND

- UNCOVERED VEHICLE, RV, AND BOAT STORAGE WHERE REFERENCED ON PLAN (COVERED STORAGE WHERE NOTED)
- LANDSCAPE AREA (25802 VICTORIA BLVD = 325 SF) (25831 VICTORIA BLVD = 47 SF)

SITE PLAN
1" = 20'-0"



NOTE: PROPOSED SITE IMPROVEMENTS SHOW HEREIN UNDER SEPARATE PERMIT

REVISIONS	BY

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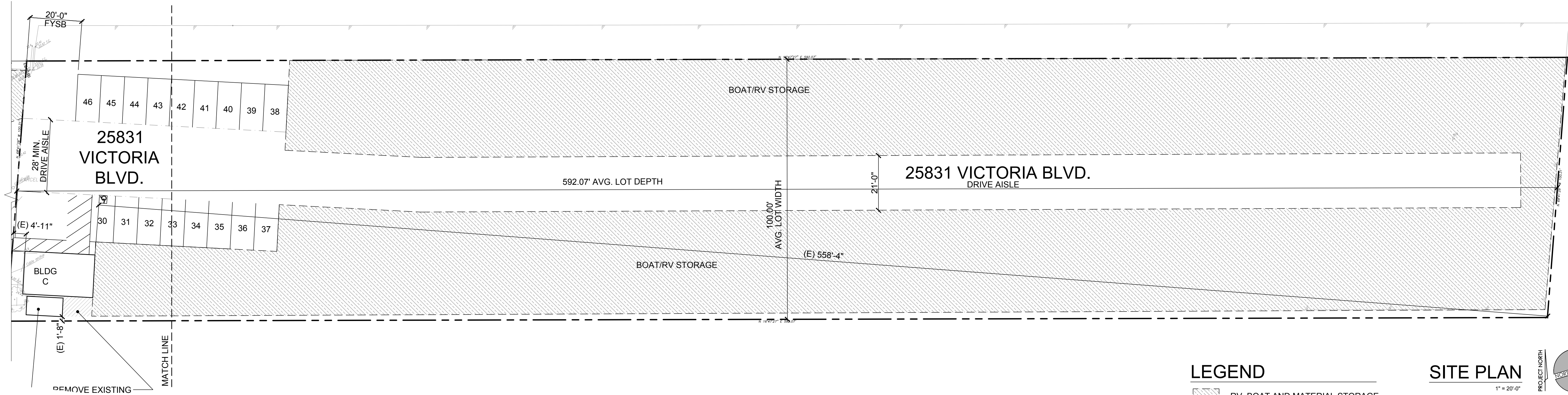
SITE PLAN

SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25831 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN BC
CHECKED TS
DATE 8-13-18
SCALE
JOB NO. 2816
SHEET

A-1

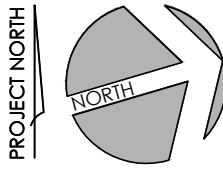


LEGEND

RV, BOAT AND MATERIAL STORAGE
WHERE NOTED ON PLAN
NOTE: EXISTING RV PARKING USE
TO BE REMOVED ON OR BEFORE
DEC 1, 2018

SITE PLAN

1" = 20'-0"



NOTE: PROPOSED SITE IMPROVEMENTS
SHOW HEREIN UNDER SEPARATE
PERMIT

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SITE PLAN

SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25831 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN
BC

CHECKED
TS

DATE
8-13-18

SCALE

JOB NO.
2816
SHEET

A-2

[illegible]

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**RECORD FLOOR PLAN
AND RECORD ELEVATIONS**

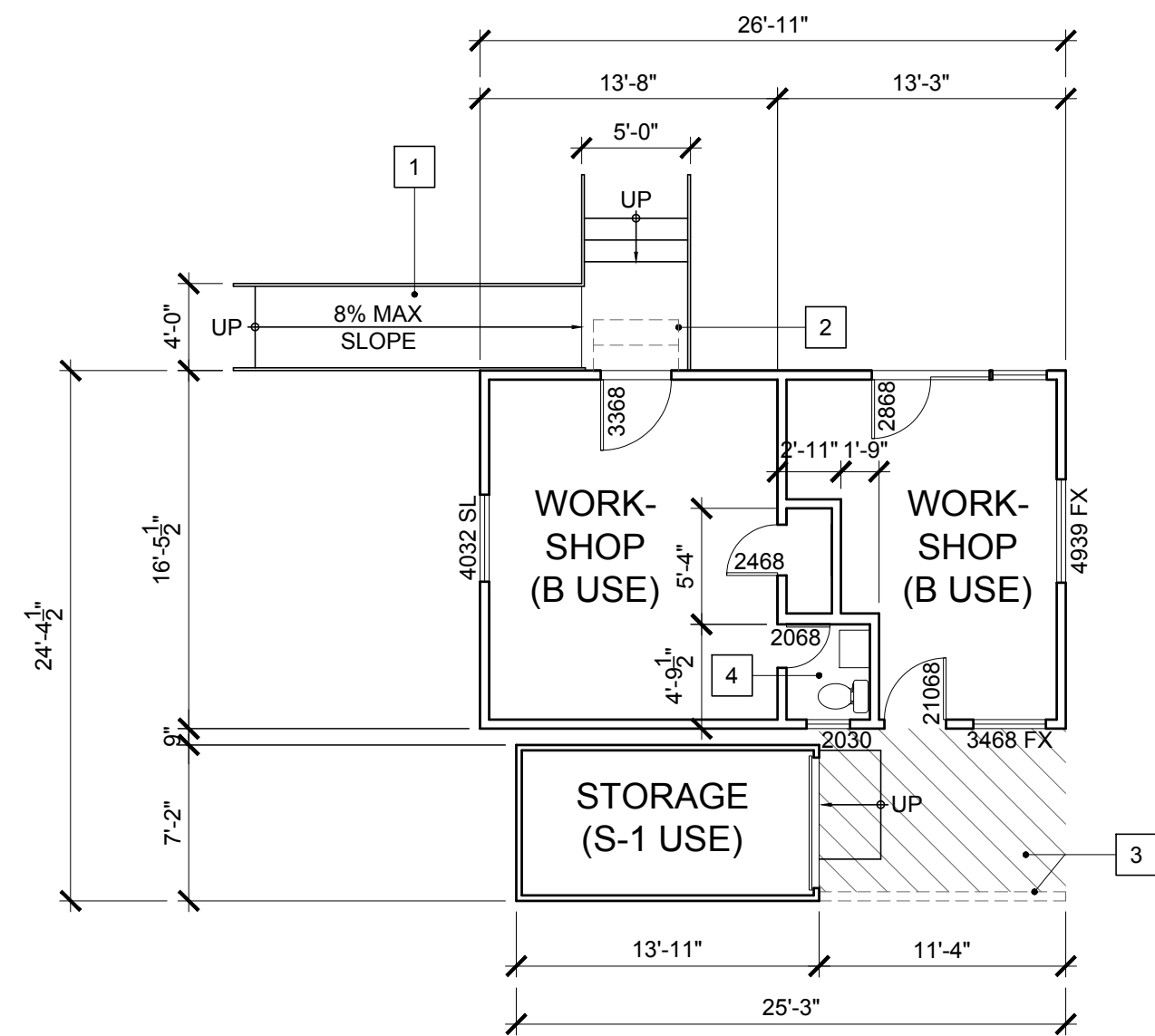
SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25831 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN BC
CHECKED TS
DATE 8-13-18
SCALE
JOB NO. 2816
SHEET

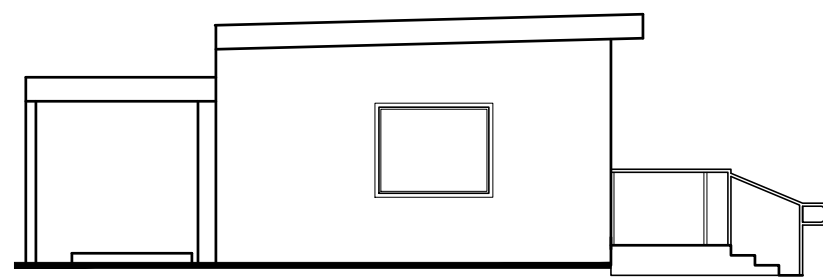
A-3

4 SHEETS



RECORD FLOOR PLAN

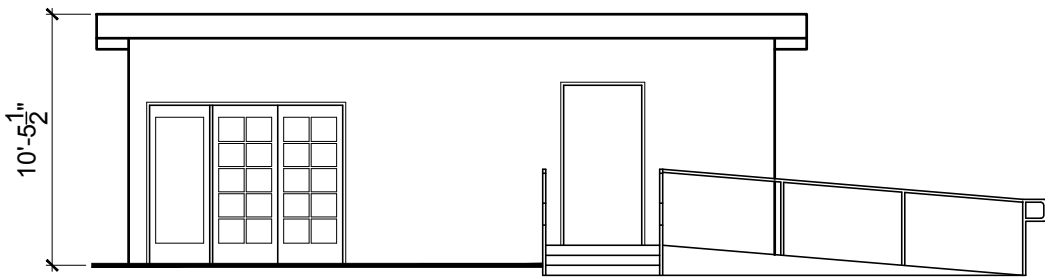
BLDG C

$$1/8'' = 1'-0''$$


NORTH ELEVATION

BLDG C

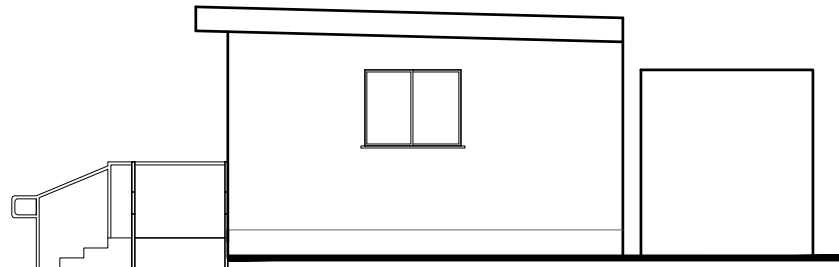
1/8" = 1'-0"



WEST ELEVATION

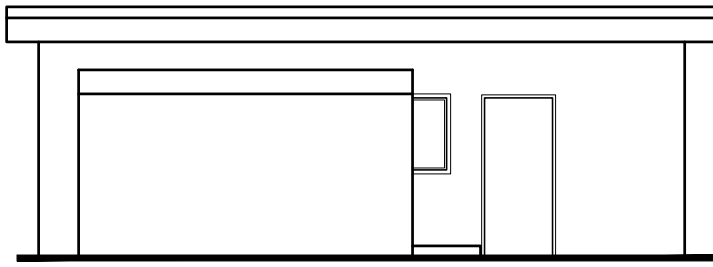
BLDG C

1/8" = 1'-0"



SOUTH ELEVATION

BLDG C

$$1/8" = 1'-0"$$


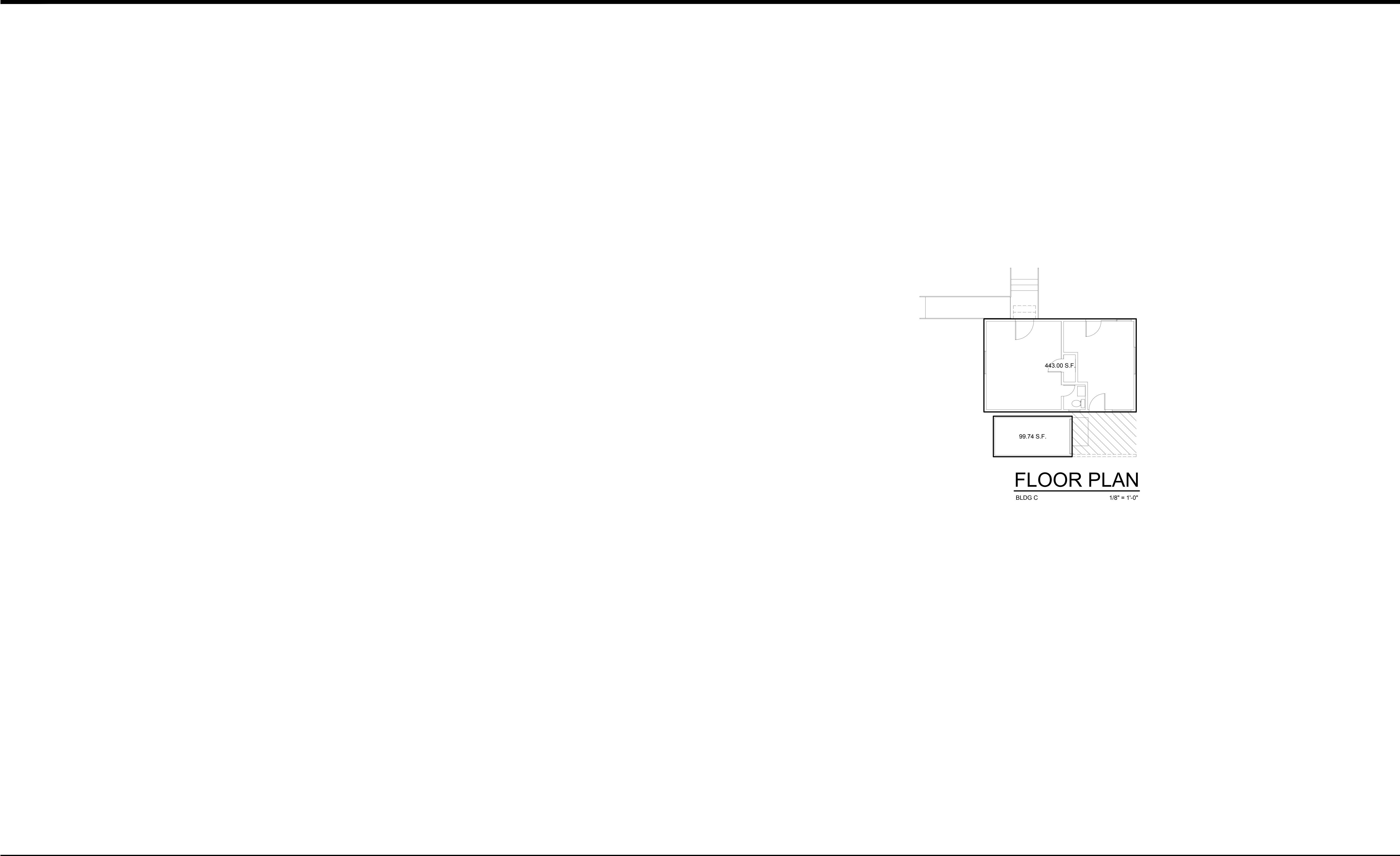
EAST ELEVATION

BLDG C

$$1/8'' = 1'-0''$$

KEYNOTES / SCOPE OF WORK

1. NEW PREFABRICATED STEEL RAMP (MAX 8% SLOPE) AND STAIR (MAX 7" RISERS) WITH COMPLYING HANDRAIL PER STAIRWAY NOTES AND DETAILS SHEET GN-2. SECURE TO GRADE PER MANUFACTURERS SPECIFICATIONS
2. EXISTING STAIRS TO BE REMOVED
3. REMOVE EXISTING CANOPY & WALL
4. EXISTING PRIVATE RESTROOM TO REMAIN



AREA CALCULATIONS

BLDG C	
SUITE	443.00 S.F.
STORAGE	99.74 S.F.
TOTAL	542.74 S.F.

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1ST FLOOR
AREA CALCULATIONS
SUBMITTAL SET: BLDG DEPT SUB 2.0

PICKERING PROPERTIES
25831 VICTORIA BLVD
DANA POINT, CA 92624

DRAWN BC
CHECKED TS
DATE 8-13-18
SCALE
JOB NO. 2816
SHEET